

ISLE OF WIGHT COUNCIL PLANNING SUB COMMITTEE - MONDAY, 7 JANUARY 2013

REPORT OF THE HEAD OF PLANNING AND REGULATORY SERVICES

WARNING

1. THE RECOMMENDATIONS CONTAINED IN THIS REPORT OTHER THAN PART 1 SCHEDULE AND DECISIONS ARE DISCLOSED FOR INFORMATION PURPOSES ONLY.
2. THE RECOMMENDATIONS WILL BE CONSIDERED ON THE DATE INDICATED ABOVE IN THE FIRST INSTANCE. (In some circumstances, consideration of an item may be deferred to a later meeting).
3. THE RECOMMENDATIONS MAY OR MAY NOT BE ACCEPTED BY THE PLANNING COMMITTEE AND MAY BE SUBJECT TO ALTERATION IN THE LIGHT OF FURTHER INFORMATION RECEIVED BY THE OFFICERS AND PRESENTED TO MEMBERS AT MEETINGS.
4. YOU ARE ADVISED TO CHECK WITH THE DIRECTORATE OF ECONOMY AND ENVIRONMENT (TEL: 821000) AS TO WHETHER OR NOT A DECISION HAS BEEN TAKEN ON ANY ITEM BEFORE YOU TAKE ANY ACTION ON ANY OF THE RECOMMENDATIONS CONTAINED IN THIS REPORT.
5. THE COUNCIL CANNOT ACCEPT ANY RESPONSIBILITY FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PERSON ON ANY OF THE RECOMMENDATIONS.

Background Papers

The various documents, letters and other correspondence referred to in the Report in respect of each planning application or other item of business.

Members are advised that every application on this report has been considered against a background of the implications of the Crime and Disorder Act 1998 and, where necessary, consultations have taken place with the Crime and Disorder Facilitator and Architectural Liaison Officer. Any responses received prior to publication are featured in the report under the heading Representations.

Members are advised that every application on this report has been considered against a background of the implications of the Human Rights Act 1998 and, following advice from the Deputy Director of Resources (Corporate Governance), in recognition of a duty to give reasons for a decision, each report will include a section explaining and giving a justification for the recommendation.

LIST OF PLANNING APPLICATIONS REPORT TO COMMITTEE – 7 JANUARY 2013

01	P/01930/11 TCP/30875	Newport	Conditional Permission
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Page 3 Land south and west of Council Yard, on western side of, Betty Haunt Lane, Newport, Isle of Wight.

Proposed wind turbine (50metres to hub; 74 metres to tip); associated works including construction compound and control building; formation of vehicular access and access track (further revised information relating to noise assessment)(further readvertised application).

Reference Number: P/01930/11 - TCP/30875
Parish/Name: Newport - Ward/Name: Carisbrooke
Registration Date: 24/01/2012 - Full Planning Permission
Officer: Steve Wiltshire Tel: (01983) 823552
Applicant: Mrs Moon

Proposed wind turbine (50metres to hub; 74 metres to tip); associated works including construction compound and control building; formation of vehicular access and access track (further revised information relating to noise assessment)(further readvertised application) - Revised information comprises a reduction in the height of the turbine from 81 to 74 metres and a supplementary noise report.

Land south and west of Council Yard, on western side of, Betty Haunt Lane, Newport, Isle of Wight.

It is recommended that for all matters, apart from noise, Members accept the case for granting conditional planning permission for this planning application, subject to the applicant entering into a legal agreement to secure the decommissioning of the turbine and the restoration of the site, to include a bond. The applicant is requested to undertake a further noise assessment, which would then be reported back to Members for consideration at a future meeting of the Planning Sub-Committee. If Members are minded to refuse the planning application on other material planning grounds then adverse noise impact is included as a reason for refusal.

REASON FOR COMMITTEE CONSIDERATION

The Local Ward Member has requested that the application is referred to the Planning Sub-Committee for consideration of the following main issues; visual impact to the landscape, impact on neighbouring residential properties, impact on heritage sites and cultural amenities, ecology and natural habitats, noise pollution, highway impacts including the proposed construction route and socio-economic impacts.

This is a major planning application which has proved contentious attracting over 350 letters of representation from third parties.

MAIN CONSIDERATIONS

The main considerations relevant to the determination of this application are as follows:

- The principle of a wind turbine in this location.
- Noise and the potential for impacts on residential amenity.
- Landscape and visual impact of the proposed wind turbine.
- Impact on ecology and natural habitats.
- Cultural heritage and archaeology.
- Highway impacts including the proposed construction route.

1. Details of Application

- 1.1. This planning application seeks full planning permission for the installation of a single wind turbine on land at the Great Park Estate, Betty Haunt Lane, Newport. The plans as originally submitted showed that the proposed turbine would have a height to the hub of 55.0 metres, with three 26.0 metre long blades, giving a total height to blade tip of 81.0 metres. The original turbine model was indicated as a geared Vestas V-52 (or similar) which would have a maximum installed capacity of 850 kW.
- 1.2 The application has subsequently been revised with the submission of new plans showing a reduction in the tip height of the turbine to 74 metres (a reduction of 7m), and the hub height to 50 metres (a reduction of 5.5m), thus having 24 metre blades (a reduction of 2m). This is based upon an Enercon E48 turbine which is a direct drive turbine which has an installed capacity of 500 kW, in the proposed reduced power mode. The turbine would be installed on a reinforced concrete base with dimensions of 10 x 10 metres.
- 1.3 The applicant has provided an indicative route for connection to the national grid which is shown to be via an underground cable to a new substation control building sited approximately 150 metres to the north of the proposed turbine location. The connection would then be made to an existing 33 kv overhead power line which runs east-west in the vicinity of the proposed control building. It should be noted that the actual grid connection details would be the subject of a separate planning application.
- 1.4 An indicative plan showing a control building has been supplied by the applicant which shows a brick built building of 3.5 x 3.6 metres with a hipped roof to a ridge height of 3.4 metres check. A small flat roofed metre room (1.2 x 1.2 metres) is shown to be attached to the main control building. The applicant has stated that the plans show the likely scale of the building, although the precise detail of the building could vary depending on the turbine model, and may not be required.
- 1.5 A crane pad with dimensions of 30 x 20 metres would be installed approximately 20 metres to the north of the proposed turbine location and a construction compound would be sited approximately 50 metres to the west of Betty Haunt Lane, to the south of a new access road to the turbine site. Once constructed it is proposed that the hardstanding areas would be temporarily re-instated to their original undeveloped state by covering them with topsoil which would be left to regenerate. It is proposed that the access track would be 5 metres wide and constructed of granular material to a depth of 300 mm.
- 1.6 Access to the turbine site would be from Betty Haunt Lane, where an existing field access would be modified to facilitate access by construction vehicles. These modifications comprise the widening of the field entrance over a 28 metre section to provide a splayed northern entrance with a radius of 21.25 metres to enable access by larger vehicles from the north. The radius of the southern splay would be smaller at 6.0 metres. A new internal track would be provided to the turbine site comprising a 5 metre wide track constructed of 300 mm deep granular material on a geotextile membrane.
- 1.7 A transport statement submitted in support of the application shows that the delivery of the turbine components to the site would be via abnormal loads by articulated lorry and trailer. The applicant's proposed route for the transportation of the components to the site would be

from the Medina Wharf to Arctic Road in Cowes and south on the A3020 Newport Road to the Medina Way / Dodnor Lane roundabout. Vehicles would travel west along the A3054 (Forest Road) to Betty Haunt Lane and into the site utilising a modified field entrance.

- 1.8 The applicant has confirmed that the turbine is designed to operate for a period of approximately 25 years, after which time it can be decommissioned and removed from the site. Alternatively, at the end of this period the applicant may apply for planning permission to allow an extension in time for its operation, or for the installation of a new turbine. No information has been supplied by the applicant about the decommissioning phase, other than to confirm that they would accept a standard planning condition requiring decommissioning in the event of the approval of planning permission, and a bond secured through a legal agreement to ensure these works are undertaken. This would cover the removal of the turbine, and the proposed treatment for the concrete base, underground cables, access track, crane hardstanding and the control building.
- 1.9 In promoting the scheme the applicants have stated that the benefits of the proposal would be through the production of renewable energy in terms of annual carbon saving. No community fund or other local community benefits are being proposed as part of this application.
- 1.10 The application has been supported by a Design, Access Statement, a Planning Statement, a Transport Statement, an Ecological Assessment (with a supplementary bird and bat report), a Shadow Flicker Assessment, a Landscape and Visual Impact Assessment (including Photomontage Report), a Noise Report (including a supplementary noise report) and a supplementary Heritage Statement.

2. Location and Site Characteristics

- 2.1 The submitted layout plan shows that the proposed turbine would be sited approximately 280 metres to the west of Betty Haunt Lane within the Great Park Estate, an agricultural holding extending to around 370 hectares. Great Park House is a Grade II Listed Building located around 600 metres to the west of the application site.
- 2.2 The wind turbine would be located within a field currently in arable use with a hedgerow running approximately 50 metres to the east and a wooded area around 200 metres to the north. A line of existing electricity poles runs in an east/west axis around 200 metres to the north of the application site. The field is served via a single width gated access onto Betty Haunt Lane, although there is no formal access track to the proposed turbine site itself.
- 2.3 The site is within a rural setting on a gently undulating plain approximately 4 km to the west of Newport at an elevation of around 45 metres AOD. The site is situated between the A3401 Forest Road (500 metres to the north) and B3401 Calbourne Road (1 km to the south) in a location to the west of Betty Haunt Lane. Land rises up in elevation to the south of Calbourne Road to form Bowcombe Down, with a maximum elevation of 134 metres AOD, which is part of the Isle of Wight Area of Outstanding Natural Beauty (AONB). The proposed turbine would be sited approximately 1 km from the nearest boundary of the AONB.

- 2.4 The character of the landscape in the vicinity of the application is a farming landscape comprising fields interspersed with mature hedgerows, with various farm holdings and associated agricultural scale buildings, with a dispersed pattern of dwellings associated with the farm holdings along Forest Road, Betty Haunt Lane and Calbourne Road. Some agricultural diversification has taken place in former agricultural buildings at Vittlefields and Pondacre Farm which now provide premises for commercial uses.
- 2.5 To the east of the application site the character of the landscape changes with more varying forms of development, such as the large scale Sydenhams and Council's Waste Transfer Station and gasification plant located on the northern side of Forest Road forming the hinterland to the Newport, Gunville and Carisbrooke. The character of the landscape to the west of the application site changes to a distinctly more rural landscape with less built forms of development and more trees and woodland. Longer range views from the AONB to the south take in Parkhurst Forest with the chimneys of Fawley Power Station and Oil Refinery as the backdrop.
- 2.6 Public footpath N149 runs east – west from Betty Haunt Lane through Great Park and on towards Upper Watchingwell, and the route passes approximately 560 metres to the south of the site for the proposed turbine.

3. Relevant History

- 3.1. There is no planning history associated with this site.

4. Development Plan Policy

- 4.1. There are a range of policies and guidance to which the LPA is obliged to have regard in weighing the merits of this application. This section of the report outlines this context in some detail as it is critical to the determination of the proposal.

National Strategies and Policy

- 4.2 *The Energy White Paper: Our energy future – creating a low carbon economy (2003)* - The Energy White Paper sets out the Government's policies in response to future challenges to energy. The first challenge is identified as climate change and the need to put the country on a path towards a reduction in carbon dioxide emissions; the second challenge is the decline of the country's indigenous energy supplies and the problems of security of supply; the third is the need to update much of the country's energy infrastructure over the next two decades.
- 4.3 The Government aims to cut the UK's carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. Having already set a target to generate 10% of UK electricity from renewable energy sources by 2010, the White Paper sets out the Government's aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date.
- 4.4 *The Energy Challenge: Energy Review Report 2006, published in July 2006.* This report gives a renewed commitment to the need for renewable energy. Annex D states 'A

regulatory environment that enables the development of appropriately sited renewable projects, and allows the UK to realise its extensive renewable resources, is vital if we are to make real progress towards our challenging goals'. The report continues 'New renewable projects may not always appear to convey any particular local benefit, but they provide crucial national benefits. Individual renewable projects are part of a growing proportion of low-carbon generation that provides benefits shared by all communities both through reduced emissions and more diverse supplies of energy, which helps the reliability of our supplies. This factor is a material consideration to which all participants in the planning system should give significant weight when considering renewable proposals.'

- 4.5 *Meeting the Energy Challenge: A White Paper on Energy, published in May 2007* - The Energy White Paper, May 2007 confirms the requirement for 10% of UK electricity to come from renewable energy by 2010 and 20% by 2020. It also underlines that applicants do not have to demonstrate either the overall need for renewable energy or for their particular proposal to be sited in a particular location, and gives a clear steer to planners and local authority decision makers, that in considering applications they should look favorably on renewable energy developments.
- 4.6 *Climate Change Act 2008* - In March 2007, the Government announced a climate change bill, which proposed, amongst other matters, to put into statute the UK's targets to reduce carbon dioxide emissions, to at least 26% below 1990 levels by 2020 and to at least 60% by 2050.
- 4.7 In February 2008, the Government announced a review of the target to reduce the UK's carbon dioxide emissions by at least 60% by 2050. The review considered a higher target of 80% for greenhouse gas emission reductions. This has now been accepted and the Bill setting the legally binding targets was enacted on the 26 November 2008. The 2020 target is to be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target. Two key aims underpin the Act:
1. To improve carbon management and help the transition towards a low carbon economy in the UK; and
 2. To demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions.
- 4.8 *Electricity Market Reform White Paper 2011; Planning Our Electric Future – a White Paper for Secure, Affordable and Low Carbon Electricity.* This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low carbon and affordable. To decarbonise electricity generation it is highlighted that it is vital that the 15% renewable target is met by 2020 and 80% carbon reduction target by 2050.
- 4.9 *The UK Renewable Energy Roadmap (July 2011)* reiterates the commitment to deliver 15% of the UK's energy consumption from renewable sources by 2020. The document highlights that 8 technologies are capable of delivering more than 90% of the renewable energy need for 2020. Onshore wind is identified as one of these technologies and seen as potentially contributing 13 GW of electricity by 2020. One of the priority actions in the Roadmap is the reformation of the planning system to assist in delivering the infrastructure needed to reduce carbon emissions, including the publication of the National Planning Policy Framework.

- 4.10 On 18th July 2011 the Government approved six *National Policy Statements for Energy* (NPS). The Government's Overarching National Policy Statement for Energy (EN-1) sets out the high level objectives, policy and regulatory framework for new nationally significant infrastructure projects and key principles to be followed in the examination and determination of applications. Planning decisions will need to be taken within the policy framework set out in the NPSs.
- 4.11 *National Policy Statement for Renewable Energy Infrastructure* (EN-3) is aimed at nationally significant renewable energy infrastructure, which with regard to onshore wind is seen as schemes with a generating capacity over 50 MW. The current application at 0.5 MW thus falls below this threshold. However, EN-3 sets out a list of technical considerations when determining applications for onshore wind farms which are; Biodiversity and Geological Conservation, Historic Environment, Landscape and Visual Impact, Noise and Vibration, Shadow Flicker, and Traffic and Transport all of which are relevant to the consideration of this application.
- 4.12 The Government published a draft Energy Bill on 29 November 2012. This Bill sets out the Government's objective for reforming the electricity market for purposes of encouraging low carbon electricity generation and ensuring security of supply. The Bill supports the construction of a diverse mix of renewables, new nuclear, gas and carbon capture and storage initiatives to protect the economy from energy shortfalls and significantly decarbonise electricity supply by the 2030s as part of global efforts to tackle climate change. The draft Bill contains many regulations to encourage low carbon electricity generation with the aim of providing certainty for investors and to protect consumers. The draft Bill does not provide any additional details about renewable energy targets.
- 4.13 In March 2012 the Government published the National Planning Policy Framework (NPPF) which replaced the former Planning Policy Statements (PPS's) and Planning Guidance Notes (PPGs). This new document sets out the Government's planning policies for England and how these are expected to be applied. Guidance is given in this document to local authorities in both the preparation of local plan making and in the determination of planning applications.
- 4.14 The NPPF sets out three roles (economic, social and environmental) that should be performed by the planning system. The Framework states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
- making it easier for jobs to be created in cities, towns and villages
 - moving from a net loss of bio-diversity to achieving net gains for nature
 - replacing poor design with better design
 - improving the conditions in which people live, work, travel and take leisure and
 - widening the choice of high quality homes
- 4.15 The NPPF includes several sections which are of direct relevance to this renewable energy project.

- 4.16 Section 10 of the NPPF sets out the Government's objectives for meeting the challenge of climate change, flooding and coastal change, in which the planning system has a key role in supporting the delivery of renewable and low carbon energy and associated infrastructure.
- 4.17 In determining planning applications, local planning authorities should;
- Not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions;
 - Approve the application if its impacts are (or can be made) acceptable.
- 4.18 The objectives of the planning system for conserving and enhancing the natural and local environment are set out in Section 11 of the NPPF. These aims include;
- Protecting and enhancing valued landscapes, geological conservation interests and soils;
 - Recognising the wider benefits of ecosystems;
 - Minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- 4.19 Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- 4.20 When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles; including;
- If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
 - Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should be refused.
 - Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees outside ancient woodland unless the need for, and benefits of, the development clearly outweigh the loss.
- 4.21 Decisions should aim to;
- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
 - Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through use of conditions;
 - Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 4.22 Section 12 of the NPPF sets out policies for conserving and enhancing the historic environment. Within this section local planning authorities are advised to recognise heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their

significance.

- 4.23 In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 4.24 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.25 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 4.26 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of a heritage asset.

Local Plan Policy

- 4.27 The *Island Plan Core Strategy* was adopted in March 2012. The following policies of the Core Strategy are considered to be relevant to this application;
- SP5; Environment – Supports proposals that protect, conserve and / or enhance the Island's natural and historic environments, and protect the integrity of internal, national and local designations. All development proposals will be expected to take account of the environmental capacity of the area to accommodate new development. Development which has a demonstrable adverse impact on the Island's natural, historic and built environments should be avoided.
 - SP6; Renewables - a range of renewable energies will be encouraged across the Island to meet its target of up to 100 MW installed capacity as the on-shore contribution to becoming self-sufficient in renewable electricity production. The Council believes the renewable energy target can be met through the following potential minimum contributions from a range of proven technologies:
 1. At least 22.5 MW from wind
 2. At least 15 MW from photovoltaics
 3. At least 7.4 MW from waste
 4. At least 6 MW from biomassIt is expected that the remaining 50 MW capacity will be met from a combination

of smaller scale and domestic installations, schemes granted permission but not yet built and schemes using imported fuels. Within areas of protected and sensitive landscapes development should generally be small-scale or community based. It is also expected that large-scale wind and photovoltaic schemes will be located outside of the AONB (and grade 1-3a agricultural land for photovoltaics).

SP7; Travel - Offers support for proposals that increase travel opportunities and provide alternative means of travel to the car. Development proposals should not negatively impact on the Island's strategic road network, or the capacity of lower level roads to support the proposed development.

- DM2; Design Quality for New Development – Gives support to proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Proposals will be expected to provide an attractive, functional and adaptable built environment, optimise the potential of the site taking into account constraints, be appropriately landscaped and compliment the surrounding area.
- DM11; Historic and Built Environment – Supports proposals that positively conserve and enhance the special character of the Island's historic and built environment. The demolition or substantial harm to designated heritage assets and their settings which make a positive contribution to the special character and/or local identity of an area, will be resisted.
- DM12; Landscape, Seascape, Biodiversity and Geodiversity – Supports proposals that conserve, enhance, and promote the landscape, seascape, biodiversity and geological interest of the Island.
- DM16; Renewables – The Council will, in principle, support proposals for the utilisation, distribution and the development of renewable sources of energy. Development proposals will be expected to;
 - Be informed by a landscape character assessment.
 - Demonstrate how the provision of renewable energy in the proposed location contributes to the viability and financial sustainability of Island business and communities.
 - Reflect the capacity and sensitivity of the landscape of the Island, in line with Policy DM12.
- DM17; Sustainable Travel – Development proposals will be expected to demonstrate that they are well related to the Island's Strategic Road Network and that the network has adequate capacity to accommodate the development.

Other Council Strategies and Plans/locally adopted guidance

- 4.28 **The Isle of Wight's Sustainable Community Strategy 'Eco-Island' 2008-2020** sets out how the Isle of Wight will become a thriving, dynamic and confident community, in balance with its local environment. This strategy has been developed by the Island Strategic Partnership (the ISP). Relevant statements made in the Eco-Island Strategy are:

- The ISP wants the Island to have the lowest carbon footprint in England by 2020.
- We will invest in renewable energy technologies and use energy and water more efficiently.

4.29 **The Isle of Wight Area of Outstanding Natural Beauty Management Plan 2009 - 2014** describes the character of the AONB today. It then provides a vision for the AONB in 2025, sets out the current threats and challenges we face in conserving and enhancing the area, and states the policies that will guide us towards our vision. Relevant policies are:

LC-P3 Ensure the outstanding natural beauty and special characteristics of the AONB landscape are given due consideration in all policies, strategies, regulatory processes and other activities.

EH-P3 Ensure the earth heritage resource is given due consideration in all policies, strategies, regulatory processes and other activities.

W-P3 Ensure wildlife is given due consideration in all policies, strategies, regulatory processes and other activities.

HE-P3 Ensure the historic environment is given due consideration in all policies, strategies, regulatory processes and other activities.

4.30 **Isle of Wight Council Corporate Plan 2011 – 2013** –This is the Council's main strategic planning document, which sets out the local authority's focus for the period to 2013. It identifies 7 key priorities, one of which is Regeneration and the Economy. This priority will focus on 6 economic commitments:

- Increasing inward investment;
- Provision of sufficient employment land;
- Development of a skilled workforce in key sectors;
- Promotion and expansion of renewable energy activities;
- Installation of a superfast broadband network;
- Developing and promoting a 21st century tourism offer.

5. **Consultee and Third Party Comments**

The application was originally advertised for a 21 day period ending on 3 February 2012. Following the receipt of the revised plans and information, the application was subsequently re-advertised for a further 21 day period ending on 9 November 2012. For ease of reference the internal and external consultee comments relate to the latest comments received, whilst to provide an accurate representation, the third party representations are reported in terms of comments received to both consultation periods.

5.1 **Internal Consultees**

Isle of Wight Council's Tree Officer raises no objection to the proposal. A landscaping condition is requested in the event of a recommendation for approval.

- 5.2 Isle of Wight Council's Senior Ecology Officer concludes that on the basis of the further submitted information there is unlikely to be significant impacts upon bird populations from the proposed turbine. Impacts on bat populations from the proposed turbine has been minimised by siting the turbine in open countryside away from woodland and hedgerow corridors.
- 5.3 The Isle of Wight Council Planning Archaeologist raises no objection to the proposal.
- 5.4 The Isle of Wight Council Public Rights of Way Officer comments that Public footpath NC 27 is not noted within the submission documents. Details of access needed during construction works which may affect the public right of way should also be provided.
- 5.5 Isle of Wight Council's Environmental Health Officer concludes from his own calculations that the noise from the proposed turbine could exceed the ETSU simplified criteria of 35 dB(A) by approximately 2-3 dB(A). Since the 35 dB(A) threshold is an absolute figure, this exceedance may result in noise disturbance at nearby residential properties. Therefore the Environmental Health Officer objects to this application until additional noise monitoring is carried out to demonstrate that the proposed wind turbine would meet ETSU guidelines.

Potential shadow flicker impacts could be controlled through a mitigation measures imposed through a condition.

In terms of low frequency noise (including 'infrasound') or ground-borne vibration, the Environmental Health Officer comments that there is currently no robust evidence that low frequency noise from wind farms has adverse impacts on wind farm neighbours in this regard.

Noise, vibration and dust during the construction phase can be controlled by powers available under Environmental Health legislation, although a condition requiring agreement of an Environmental Management Plan to control this would be required should the application be approved.

- 5.6 The Local Highway Authority has assessed the proposed route for construction traffic associated with the proposed development and raises no objection to the application. The imposition of conditions are requested in the event of a recommendation for approval, which are referred to more specifically within the evaluation section of the report.
- 5.7 **External Consultees**
- Bournemouth Airport – No safeguarding objection. Request a condition that Bournemouth Airport shall be notified within 1 month of the wind turbine commencing operation.
- 5.8 Civil Aviation Authority raises no objection to this development and outlines technical guidelines regarding lighting and mapping.
- 5.9 English Heritage objects to the proposal in relation to the potential impact on the setting of Scheduled Ancient Monuments and also express concerns relating to the impact on the setting of Swainston Registered Park and Garden and Great Park House.
- 5.10 The Environment Agency has no objection to the proposed development.

- 5.11 The Isle of Wight Area of Outstanding Natural Beauty Partnership concludes that that whilst there would be some localised effects, impacts from the remaining areas of AONB there would be no or negligible visual impact from the proposed turbine. Therefore the AONB Partnership does not consider this proposal would have an extensive impact upon the protected landscape or its setting.
- 5.12 The Isle of Wight Gardens Trust recommends that the application is refused on the grounds of insufficient information to fully assess the impact on the historic park and garden of Swainston.
- 5.13 National Air Traffic Services (NATS) has no safeguarding objection to the proposal.
- 5.14 Natural England comments that they would support the views expressed by the AONB Partnership. In terms of impact on protected species, survey information should be requested of the applicant.
- 5.15 Southampton Airport – No safeguarding objection to the proposal.
- 5.16 Southern Water raises no objection to the proposal.
- 5.17 Scottish and Southern Electricity no comments received.
- 5.18 **Parish/Town Council Comments**
- Newport Parish Council comments that whilst it is normally supportive of renewable energy projects that accord with national and local planning policies in this particular instance, it is concerned about a very large single turbine in an isolated and very open rural location, and the impact that this may have on the landscape and the people living in this vicinity.
- 5.19 **Third Party representations**
- Campaign to Protect Rural England (CPRE) objects to this application on grounds of; visual impact, precedent for further expansion, impact on residential properties, impact on wildlife, no economic argument for a single turbine.
- 5.20 Isle of Wight Badger Trust comments that there are badger setts in the forest and the turbine would be dangerous to them.
- 5.21 Isle of Wight Ramblers object to the proposal on the grounds that it would have an adverse effect on the landscape and walking environment and would have a damaging effect on the AONB and spoil the setting of the historic park and garden at Swainston.
- 5.22 ThWART Object to the proposal of the following grounds as summarised below;
- No environmental statement has been carried out.
 - The turbine details and specification are inadequate.
 - No heritage statement has been submitted.
 - The development is of a poor design, out of scale with neighbouring buildings and the area and fails to protect the historic rural environment.
 - Significant harmful impact on users of rights of way.

- No supporting information relating to mitigation.
- Adverse impact on neighbouring residential properties.
- Contrary to national and local planning policies.

- 5.23 Wildlife Concern Isle of Wight is concerned for wildlife and request that a wildlife survey and badger sett survey are undertaken prior to any permission being granted.
- 5.24 A total of 328 letters of representation received from third parties to the original period of consultation ending on 24 February 2012. Of this total 322 state an objection to the application, and 6 are in support of the proposal.
- 5.25 The following represents a summary of the “original” comments received. Whilst it is not the full text, it represents the key points that have been expressed regarding this proposal.

Object:

- The scale of the turbine would have an adverse visual impact within the rural landscape.
- Adverse impact on the AONB which is 1 km to the south.
- Adverse impact on neighbouring properties for considerations of; noise, shadow flicker, vibrations and living conditions.
- Adverse impact on ecology, including birds, bats, badgers.
- Adverse impact for users of the rights of way network (walkers and horse riders).
- Adverse impact on heritage assets.
- Lack of an Environmental Statement.
- Safety concerns from fire risk and ice throw.
- Impact on livestock.
- Adverse impact on tourism.
- Interference with tv and telecommunications signals.
- Air safety.
- Wind turbines are an inefficient means of electricity production with no benefits for the Island.
- Impact from construction traffic.
- Cumulative impact with proposed Parkhurst turbines.
- No details of the grid connection.

Support:

- The application site is outside the AONB and acceptable in this location.
- The Island should embrace wind power to make it more self-sufficient in energy production, in line with the aims of the Core Strategy.

A petition with 106 signatories objecting to the wind turbine on grounds of detrimental visual amenity and the Island’s rural landscape and the impact on properties has been received.

5.26 The application was subsequently re-advertised on 19 October 2012 for a twenty-one day period ending on 9 November 2012. In the Council's re-consultation letter, it was made clear to third parties that any comments previously submitted will be carried forward and taken into account in the determination of this planning application. Resulting from this reconsultation a total of letters of representation were received from third parties. Of this total 47 state an objection to the application, and 3 are in support of the proposal.

5.27 The following represents a summary of the "additional" comments received. Whilst it is not the full text, it represents the key points that have been expressed regarding this proposal. Many letters reconfirmed the revisions did not alter the concerns expressed earlier.

Object:

- The scale of the turbine would have an adverse visual impact within the rural landscape, the reduction in height is insignificant.
- Adverse impact on the AONB which is 1 km to the south.
- Adverse impact on neighbouring properties for considerations of; noise, shadow flicker, health and living conditions.
- Adverse impact on ecology, including birds, bats.
- Adverse impact for users of the rights of way network (walkers and horse riders).
- Adverse impact on heritage assets.
- Adverse impact on tourism.
- Wind turbines are an inefficient means of electricity production and costly to construct with no benefits for the Island.
- Impact from construction traffic.
- A solar area would be more suitable in this location.
- The proposed turbine is not constructed on the Isle of Wight.

Support:

- The wind turbine would be visually acceptable in this location.
- The Island should embrace wind power to make it more self-sufficient in energy production in line with Eco-Island objectives.
- The proposal would assist in helping the Council meet its targets for renewable energy production.
- The proposed turbine would allow the generation of clean energy improving air quality, thus benefit human health.

5.28 On the basis of the revised noise report to include the mobile home adjacent to Trumor Feeds, the application was further re-advertised on 16 November 2012 for a twenty-one day period ending on 7 December 2012. In the Council's re-consultation letter, it was made clear to third parties that any comments previously submitted will be carried forward and taken into account in the determination of this planning application, and comments should thus relate to the revised noise report. Resulting from this reconsultation a total of 6 letters of representation were received from third parties, including ThWART, which object to the proposal on the following grounds as summarised below.;

- The proposal is contrary to the principles of the National Planning Policy

Framework in that the development is unsustainable, has an adverse impact on the historic character and beauty of the rural environment, and would adversely impact on the quality of life of local people.

- The content of the applicant's supplementary heritage statement is flawed and the proposal would have an adverse impact on designated heritage assets.
- Noise from the revised wind turbine would exceed the Government's guidelines at 11 properties.
- The proposal is not supported by sufficient information relating to potential shadow flicker impacts.
- The supporting information fails to demonstrate the overbearing impact of the turbine to neighbouring properties.
- No information has been supplied to quantify the turbine's electricity generation or the extent of CO₂ displacement.
- The proposal would have an adverse visual impact within the area.
- Approval of the development could create a precedent for further wind turbines.
- Wind turbines are out dated.
- The proposal would have an adverse impact on the bio-diversity of the area.

6. Evaluation

Planning Policy and the Principle of Development

- 6.1 In order to tackle threat of climate change the Government considers that the development of renewable energy sources, alongside nuclear power and the development of carbon capture and storage, is vital to enable the UK to play its full part in international efforts to reduce the production of harmful greenhouse gases.
- 6.2 The Government has placed an obligation on all licensed electricity suppliers to provide an increasing proportion of their electricity to be generated from renewable sources, known as the Renewables Obligation, in order for the UK to meet a legally binding EU target (2009 Renewable Energy Directive) of obtaining 15% of energy from renewable sources by 2020 (Directive 2009/28/EC). The Renewables Obligation target level stands at 12.4% for the period April 2011 – March 2012, with the banding levels for the period 2013 – 2017 currently under review by the Government.
- 6.3 The Government's Renewable Energy Strategy suggests that by 2020 about 30% or more of our electricity, both centralised and small-scale generation, could come from renewable sources. Only around 6.7 % of the UK's electricity currently comes from renewable sources.
- 6.4 The Government has also published a Renewables Roadmap which sets out a comprehensive action plan to accelerate the UK's deployment and use of renewable energy, and put us on the path to achieve our 2020 target, while driving down the cost of renewable energy over time. This identifies eight technologies that have either the greatest potential to help the UK meet the 2020 target in a cost-effective and sustainable way, and this includes onshore wind.

- 6.5 These and other targets have been set as a response to tackling climate change, caused by an increase in carbon dioxide levels in the earth's atmosphere. A large proportion of the increased carbon dioxide release is due to the burning of fossil fuels. Renewable energy sources (such as wind, solar, hydro, tidal etc) are not finite and do not create or release carbon dioxide and offer a relatively secure and long term energy supply.
- 6.6 To conclude it is clear that there is strong national support for the use of renewable energy to assist in meeting the nation's electricity needs and help meet EU targets for the production of electricity from renewable sources to tackle climate change.

Planning policy and guidance/other material considerations

- 6.7 One of the Core Planning Principles set out in the NPPF is that planning should support the transition to a low carbon future, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including the conversion of existing buildings, and encourage the use of renewable resources (for example by the development of renewable energy).
- 6.8 Section 10 (Meeting the challenge of climate change, flooding and coastal change) continues at paragraph 93 that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting delivery of renewable and low carbon energy and associated infrastructure.
- 6.9 The NPPF states at paragraph 98 that local planning authorities should approve the application, unless material considerations indicate otherwise, if its impacts are (or can be made) acceptable. The NPPF also states that local planning authorities should not ask applicants to demonstrate the need for energy (see paragraph 4.16 above)
- 6.10 Policy SP6 of the Island Plan states that a range of renewable energies will be encouraged across the Island to meet its target of up to 100 MW installed capacity as the on-shore contribution to becoming self-sufficient in renewable electricity production. The Council believes the renewable energy target can be met through contributions from a range of technologies, including at least 22.5 MW from wind. It is expected that large-scale wind and photovoltaic schemes will be located outside of the AONB.
- 6.11 The following table summarises the position with regards to renewable energy projects which are either operational or benefit from planning permission on the Island.

Operational Renewable Electricity Schemes

Technology	Installed Capacity (MW)
On-shore wind	0.0187
Solar PV	6.38533
Biomass	0.14
Waste Gasification	2.3
Hydro	0.0004
Landfill Gas	1.0
Domestic	6.551
Total	16.395*

*rounded to 3 decimal places

Renewable Electricity Schemes With Planning Permission

Technology	Capacity (MW)
On-shore wind	1.846
Solar	26.88714
Biomass	0.3
Tidal	0.5
Total	29.533

Total Operational and Consented Renewable Electricity Schemes

Technology	Capacity (MW)
On-shore wind	1.8647
Solar PV	33.2587
Biomass	0.44
Waste Gasification	2.3
Hydro	0.0004
Landfill Gas	1.0
Domestic	6.551
Tidal	0.5
Total	45.915*

*rounded to 3 decimal places

- 6.12 From the table above Members will note that there are permitted and installed on-shore wind turbine developments with a capacity of 1.8647 MW of electricity. The proposed development could therefore provide a contribution of 0.5 MW towards the total of 22.5 MW contribution from on-shore wind developments.
- 6.13 The application site is situated outside of the Isle of Wight Area of Outstanding Natural Beauty. The principle of the proposed development is therefore in accordance with the context of this strategic local planning policy.
- 6.14 A Windfarm Site Search Assessment (September 2008) was prepared by consultants (URS) to inform the renewables policies of the Island Plan Core Strategy. This report was a review of a number of previous reports on potential areas for wind farms and essentially was a review of the analysis used in the earlier reports and then also applied what are referred to as negative and positive filters. The former in effect are recognised constraints and the latter recognised benefits of the location. The consultant's conclusions identified three broad areas as suitable to accommodate wind turbines with capacities ranging from 4 to 12 MW, these are;
- Land to the south of Wellow (10 – 12 MW) for a community / commercial development;
 - Land between Newport and Havenstreet (4 – 6 MW) for a community development;
 - Land to the north-east of St Helens (4 – 6 MW) for a community development

- 6.15 The current planning application is therefore not within any of these areas identified by the consultants, although it is noted that this study is geared towards wind farms rather than single turbines.
- 6.16 The Isle of Wight's Sustainable Community Strategy 'Eco-Island' 2008-2020 states '*The Island faces a particular environmental challenge. This is because our ecological footprint (the amount of resources and energy we use) is three times more than the amount we can sustain. We cannot keep using the amount of resources we currently consume. We must seize this opportunity to change the way we live and work on the Island, to safeguard it for future generations. The ISP [Island Strategic Partnership] wants the Island to have the lowest carbon footprint in England by 2020.*'

Summary of the Principle of Development

- 6.17 The principle of utilising onshore wind energy is accepted in national and local planning policy guidance, and this application if found to be acceptable offers the opportunity to contribute towards the Council's ambitious carbon reduction aspirations set out in the Sustainable Community Strategy and the 22.5 MW target for the production of electricity from wind technology set out in Policy SP6 of the Core Strategy. Therefore it is concluded that the principle of a wind turbine providing 0.5 MW of renewable energy is acceptable, subject to detailed consideration of the potential impacts of the proposed development. Officers also advise that objections relating to the need and efficiency of the technology are not material to the determination of the application.

Visual Impact of the Development

The basis of consultation responses

- 6.18 A substantial number of third party objectors, including the CPRE and ThWART, have raised concerns over the potential landscape visual impact of the proposed wind turbine. Newport Parish Council also expresses concern about the visual impact on the landscape. The AONB Partnership has raised no objection to the proposal in terms of visual impact on the AONB.

Planning policy and guidance/other material considerations

- 6.19 When considering onshore wind energy developments particular attention must be given to potential landscape and visual impact effects on the natural, cultural and built environment and potential cumulative impacts with other developments. Thus whilst the principle of this development utilising onshore wind energy is accepted, it is therefore necessary to thoroughly examine the potential landscape visual impact and balance this against the benefits of renewable energy production.
- 6.20 National planning policy advice, as set out in more detail earlier, states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. In particular great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 6.21 Strategic policy SP5 of the Core Strategy supports proposals that protect, conserve and / or enhance the Island's natural environment and protect the integrity of international, national,

and local designations. Policy DM2 requires development proposals to complement the character of the surrounding area, with Policy DM12 emphasising the need to protect the integrity of international, national and local designations relating to landscape and seascape. Policy DM16 specifically requires renewable energy development proposals to be informed by a landscape character assessment and to reflect the capacity and sensitivity of the landscape of the Island.

Relevant sections of the application

- 6.22 The planning application is supported by a Landscape and Visual Impact Assessment (LVIA) dated December 2011, and a supplementary photomontage report dated January 2012. This LVIA provides an assessment of the likely impact of the proposed turbine on the landscape character, its sensitivity to the development and visual receptors. The LVIA considers the impact of the development from 10 viewpoints on the Island (Vittlefields Farm, Swainston Manor, Alvington View, Blacksmiths Arms, Shalfleet, Porchfield, Newton, Hunny Hill, Bowcombe Down and Tennyson Trail), as well as 2 on the mainland (Portsmouth Seafront and Lepe Country Park). Photomontages showing the proposed wind turbine were produced for the closest 5 viewpoints and wire frame diagrams produced for the other viewpoints. The LVIA includes an assessment from these viewpoints as well as other residential properties, settlements and rights of way. The LVIA concludes that the landscape and visual effects of the proposal would not be unacceptable.
- 6.23 Members will note that the application has been revised with the submission of plans showing a reduction in the height of the turbine (tip 81 to 74 metres and hub 55 to 50 metres). Neither the LVIA nor photomontages have been updated by the applicant to reflect the change to a smaller turbine. The applicant has provided a brief update statement which considers that the reduction in the height of the turbine would marginally reduce the magnitude of change on landscape character, although the overall impact is unlikely to change. As such the applicant considers that the magnitude of change is not substantive enough to alter the original assessment of landscape impact which remains as slight / moderate adverse. Likewise the visual impacts experience by visual receptors close to the site, is considered by the applicant to similar to the original assessment as slight / moderate adverse.
- 6.24 It is noted that Criterion 1 of Policy DM16 of the Core Strategy requires development proposals to be informed by a landscape character assessment, and criterion 3 that the proposal reflects the capacity and sensitivity of the landscape.

Assessment of Visual Impact.

- 6.25 The LVIA states that methodology used in its preparation has been undertaken in accordance with best practice guidance of the "*Guidelines for Landscape and Visual Impact Assessment, 2nd Edition (2002)*" published by the Landscape Institute and the Institute of Environmental Management and Assessment. Natural England has also produced a document entitled "*Making Space for Renewable Energy*" although this is more of a position statement and does not generally assist in the detailed assessment of the LVIA. Therefore Officers are satisfied that the approach set out in the 2002 Guidelines is an accepted approach which is commonly used to assess the landscape and visual impact of wind turbine developments.

- 6.26 The submitted LVIA assesses the significance of the landscape and visual impacts from each of the selected viewpoints according to the following matrix.

	Magnitude of the Change in the Landscape / View			
Sensitivity of the Landscape / View	High	Medium	Low	Negligible
High	Substantial	Substantial / Moderate	Moderate / Slight	Neutral
Medium	Substantial / Moderate	Moderate	Slight	Neutral
Low	Moderate / Slight	Slight		Neutral

- 6.27 The 2002 guidelines confirm that there is no standard methodology for the quantification of the scale or “magnitude” of relative affects but it is normally based on a scale of degree of change to the landscape resource, the nature of the effect and its duration (ref para 7.19). It then provides as an example within box 2 levels or grades that are commonly used. This table mirrors the above approach classifying affects as high (substantial), medium (moderate), low (slight) and no change (negligible). The applicant’s LVIA approach fits well with this methodology.

- 6.28 In general terms Officers consider that the submitted LVIA provides a reasonable basis for allowing the Local Planning Authority to assess the potential visual impacts of the proposed wind turbine within the landscape. Officers highlight to Members that the selection of viewpoints is not comprehensive, in particular no viewpoint has been provided from Betty Haunt Lane itself, as requested of the applicant, and from an assessment of the area an additional viewpoint from east on the edge of Gunville would have been useful. Accordingly the applicant’s assessment of shorter range views from Betty Haunt Lane and the surrounding Public Rights of Way network is very scant and for transparency in the process should have been provided as worst case scenarios from public viewpoints. However these deficiencies have been considered by Officers in their assessment and conclusions.

Landscape Character

- 6.29 Members will recall from their consideration of the recent planning application for 5 wind turbines on land to the south of Wellow, that a “Windfarm Landscape” was identified as being an area of around 750 metres from the outermost turbine, in which close-up views of the wind turbines and associated infrastructure would be gained. Beyond this area a landscape of ‘*Windfarm Character Subtype*’ was identified as forming a radius of 2.5 km from the site.
- 6.30 Since this application is for a single turbine and 26 metres lower in height than the proposed turbines at Wellow, Officers consider that the identification of a similar “windfarm” landscape and “windfarm character subtype” is not appropriate in this case, and that the overall character of the landscape would not be significantly altered by a single turbine. Officers have however viewed the site from various viewpoints in the surrounding landscape and these are discussed within the report.

Landscape Value and the Capacity of the Landscape to Accept Change.

- 6.31 The AONB is a nationally designated landscape considered to be of *High* value, although containing some areas of *Exceptional* value, in particular the chalk ridge west of Freshwater Bay and the discreet area of Newton Harbour. Both of these areas exhibit especially high scenic values formed of positive characteristics and an almost complete absence of detracting features.
- 6.32 It should be noted that the application site falls outside of any protected landscape designations. The local landscape context of the application site is impacted upon by the higher ground of the AONB with its open character offering expansive downland views in most directions situated around 1 km to the south of the proposed turbine. With the site itself situated within a gently undulating rural farming landscape located within a low plain, leading down towards the low lying Newtown Estuary within the AONB and Heritage Coast. The site is therefore situated between two areas of high value landscape setting. The site is in a farmland setting, with some sporadic forms of farm and dwellings. The site is not considered to be of special or *High* value, but the fields are generally open and attractive and therefore considered to have a *Medium* landscape value. As a general principle the higher the intrinsic landscape value of the site the less likely it is to have a high capacity to accept changes to it.

Visual and Landscape Character Sensitivity

- 6.33 The application site is situated within a rural farming landscape which is characterised by traditional fields, with a dispersed pattern of built development in the form of farm holdings and single dwellings. The site is open to views from various public viewpoints within the local area and Officers consider that there is a medium to high degree of visual sensitivity across a local area.

Landscape Capacity

- 6.34 From the above paragraphs it is concluded that the Landscape Value is High for the designated landscapes and Medium for the local landscape. The Visual and Landscape Character Sensitivity is Medium to High across the local area and High for the designated landscapes and Medium for the local landscape. Overall it is considered that the local landscape has a Medium capacity and the designated landscapes a Low capacity to absorb change. The scale of this proposal is in the form of a single 74 metre high turbine, therefore given the high sensitivities of the nearby designated landscape, and the rural character of the receiving landscape, a thorough assessment is required as to the ability of the area to absorb the change and visual impacts of the proposal. In assessing the magnitude of impact officers have also been mindful of the advice in the 2002 guidelines (paragraphs 7.31 to 7.35). In this regard the most sensitive receptors referred to are;

- Users of outdoor recreational facilities including public rights of way, whose attention or interest may be focussed on the landscape;
- Communities where the development results in changes in the landscape setting or valued views enjoyed by the community;
- Occupiers of residential properties with views affected by the development.

Other receptors include;

- People engaged in outdoor sports and recreation (other than appreciation of the landscape, as in landscapes of acknowledged importance or value);
- People travelling through or past the affected landscape in cars, trains or other transport routes;
- People at their place of work.

Magnitude of Impact on Areas of Outstanding Natural Beauty

- 6.35 The National Planning Policy Framework is clear that great weight should be given to conserving landscape and scenic beauty in nationally recognised designations such as National Parks and Areas of Outstanding Natural Beauty (AONBs), which have the highest status of protection. In such areas planning applications should be refused for major developments except in exceptional circumstances where it can be demonstrated that they are in the national interest. It is highlighted to Members that the application is located **outside** of the Isle of Wight AONB. However the AONB is located in close proximity to the south of the site, the boundary following the B3401 around 1 km to the south of the application site. Therefore the impact of the proposal on views from and into this designated landscape must be given due consideration, in line with Policies SP5, DM12 and DM14 of the Core Strategy.
- 6.36 The Isle of Wight AONB Management Plan 2009 -2014 states that the primary purpose of [AONB] designation is the conservation and enhancement of natural beauty, which includes wildlife and cultural heritage, as well as scenery.
- 6.37 The AONB Partnership has commented that the height of the AONB at Bowcombe Down (130 metres AOD) results in a protected landscape of medium to high sensitivity to change. From within the AONB the proposed turbine would only be visible from a small number of vantage points on short sections of the Tennyson Trail due to; the height of the turbine in relation to its location on flat ground approximately 1km to the north and away from the foot of the downland, combined with the undulating topography of the downland, and the extent of hedgerows and trees and woodland coverage, particularly along the closest stretch of the Tennyson Trail between Brighstone Forest and Carisbrooke.
- 6.38 Public Footpath's N197 and N125 directly overlook the site, the proposed wind turbine would be a prominent feature on the views out of the AONB, resulting in a high adverse impact. However this would be a localised impact, restricted to these few hundred metres of Public Right of Way and take into account the background context of views of Newport and the Medina valley towards Cowes and East Cowes. The AONB Partnership consider that the main impact of the proposed wind turbine on the views from the AONB is localised to a few vantage points, comprising of less than a kilometre of Public Right of Way overlooking the farmland to the west of Newport and a public house on the boundary of the AONB.
- 6.39 The AONB Partnership has also given consideration to the impact of the proposed wind

turbine on views across the AONB since the proposed turbine is in between two areas of AONB; the Bowcombe Down area and the Hamstead Heritage Coast area. The key vantage points on the 130m high downland from Bowcombe Down offer views of the Heritage Coast. The positioning of the turbine on the outskirts of Newport on flat ground, away from the foot of the downland results in largely unbroken views when looking directly between the two areas. However the turbine would be visible on the western end of the two areas of protected landscape. Therefore the impact of the proposed turbine of views of the Heritage Coast is limited to only those views towards Thorness Bay at the eastern end of the designation. From the AONB and Hamstead Heritage Coast the Partnership do not consider the proposed turbine would have a significant detrimental impact on the views across to the Downland to the south, due to the height of the proposed turbine, its location to the south/south east of the key viewpoints, the gently undulating topography, hedgerows, trees and woodlands. Furthermore, while the AONB covers the downland which travels west, the location of the proposed turbine on the outskirts of Newport, would result in any impact being on the foreground rather than the background of the protected landscape. Therefore the impact of the proposed turbine on views across the AONB would result in a low significance of effect.

- 6.40 In terms of views into the AONB, the AONB Partnership has commented that the wind turbine would be set against a backdrop of the AONB on the 130m high downland to the south. There are views of the AONB from the points along Forest Road, Yarmouth Road and Whitehouse Road. However, due to the turbine being located on flat ground away from the foot of the downland, rather than on the top or slopes of the downland, combined with the height of the proposed turbine, the views of the AONB would only be impacted from a few hundred metres of Forest Road, Yarmouth Road, and Whitehouse Road to the north of the proposed turbine. While travelling along Forest Road and Yarmouth Road from east to west or vice versa, the backdrop of the view of the proposed turbine would be the flat valley land towards Calbourne and Newbridge, or Newport, rather than a backdrop of the AONB on the downland. Therefore while the proposed turbine would impact on views of the AONB on the downland from the north, this results in a localised impact only. The significance of effect on the views to the AONB from the wider area would be moderate.
- 6.41 The AONB Partnership concludes that that whilst there would be some localised effects impacts, from the remaining areas of AONB there would be no or negligible visual impact from the proposed turbine. Therefore the AONB Partnership does not consider this proposal would have an extensive impact upon the protected landscape or its setting.
- 6.42 Natural England has commented that the proposal is 1.5 km [sic] from the AONB and is of a scale which does not meet Natural England's criteria for involvement.

Officers' Assessment of Visual Impact

- 6.43 This section summarises officer's evaluation of the detailed comments of the AONB partnership, comments from natural England and all third party comments on landscape impact.
- 6.44 Officers advise that considerable weight should be applied to the analysis and views of the AONB Partnership which is an independent body charged with preparing a management plan for the AONB. In reaching their position on the application the partnership has had due regard to the vision for the AONB contained within the adopted management plan.

- 6.45 Officers have similarly assessed the proposal from various viewpoints on the public rights of way network within the AONB to the south of the application site (Bowcombe Down and the Tennyson Trail) and conclude that with the distance to the turbine (1.2 km +) combined with the existing landform and vegetation (trees and hedgerows), views down onto the site would be restricted to mainly glimpses of the turbine through gaps in the vegetation, from which points the proposed turbine would be viewed from above against a wooded backdrop, with other detracting features in the view, such as Forest Road Waste Transfer Station / gasification plant and various large farm buildings. Whilst some longer range views of the turbine may be gained, such as from Idlecombe Down, these would be from a distance of around 3.8 km, again looking down at the proposed turbine, and it is considered that a single turbine of the height proposed would not have a significant visual impact from these viewpoints. Officers therefore generally concur with the assessment of the AONB Partnership. In reaching this view officers have taken account of the types of receptors defined as most sensitive in the 2002 guidelines. Whilst users of this part of the AONB including the rights of the way may have as their primary interest the landscape in general terms the landscape surrounding the application site would not be the principle attraction to users of this part of the AONB which users would be “focused on”.
- 6.46 The Newtown National Nature Reserve is a low lying estuary location approximately 4 km to the north-west of the application. From public access viewpoints along footpaths at just above sea level in this area, Officers note that medium range views may be gained of the upper section of the turbine from certain viewpoints, although many of these views would be obscured by existing vegetation. It is considered that when inside the Newtown Harbour area views from the land are largely focussed on the estuary area and on towards the Solent. Officers consider that views to the proposed turbine at this distance would be not be prominent in the harbour vistas and thus the windfarm would not be significantly harmful to the Isle of Wight AONB landscape character in this location. Referring to the guidelines officers are of the view that those visiting this part of the AONB would not as a focus of their visit have as their interest the landscape character of the area around the application site.
- 6.47 Therefore Officers conclude that given the limited number of viewpoints within the AONB and the views available the potential impact on this receptor would range from moderate to slight adverse. Thus Officers concur with the views of the AONB Partnership that the proposal would not have a significant impact on this protected landscape or its setting and therefore the proposal is in accordance with Policies SP5, DM12 and DM14 of the Core Strategy in this regard.

Magnitude of Impacts from other viewpoints.

- 6.48 Officers have undertaken a site inspection from all the viewpoints on the Island set out within the LVIA, as well as from additional locations in the local area surrounding the application site. These findings have been compared against the assessment and conclusions set out in the applicant's LVIA in terms of receptor sensitivity, the magnitude of change that would be experienced by the receptor and the potential impact on the receptor.
- 6.49 Officers concur with a number of the conclusions in terms of the potential impact on certain of the listed receptors, in particular the close range viewpoints (V1; Vittlefields Farm, V3; Alvington View, V4 Blacksmiths Arms) that there would be a substantial adverse impact on these visual receptors. It is considered that some of the conclusions drawn out in the LVIA

for certain of the viewpoints (V4; Swainston Manor, V5; Shalfleet, V6; Porchfield, V7; Newtown and V9; Bridleway N197) have been under estimated and there would be more visual impact than concluded in the LVIA. Officers are also disappointed that only wire frame diagrams have been produced from the medium / longer range viewpoints which are of limited use in assisting with the assessment of the visual impacts.

- 6.50 Officers also highlight that the LVIA focuses on the key viewpoints contained within the LVIA, and gives little assessment to other public viewpoints within the locality, in particular Betty Haunt Lane, Public Footpath N149, A3054 (Forest Road) and B3401 (Calbourne Road), which are public viewpoints where there would be a large visual impact. Whilst some users may find this development does not harm their enjoyment of the area and may provide a point of interest and draw people to the area to see the turbines close up, whilst others may find the development intrusive and avoid these routes. In addition, the impact on residential receptors and heritage assets has been given limited consideration in the assessment and some of the closest properties (1 – 5 Great Park Cottages) not even mentioned in the LVIA report. The impact on residential properties and heritage assets are considered later in this report.
- 6.51 Officers consider that users of the PROW's in the vicinity of the application would undoubtedly experience some form of visual impact from the proposed wind turbine. Other than the PROW's within the AONB referred to earlier in the report, these local rights of way are not within a designated landscape and thus are not afforded the same degree of protection. Thus Officers consider that there would be some visual harm to the users of the local Rights of Way network (within 750 metres of the windfarm), although this should not be afforded as much weight as the routes through the designated landscape of the AONB (and see in particular paragraph 6.75 above).
- 6.52 From an inspection of the local area which would be potentially impacted by the proposal, it is noted that the wind turbine is proposed to be situated within gently undulating countryside forming a low plain (the application site being 45 metres AOD) to the west of Newport which forms the outer catchment of the Newtown Estuary. There are no similar tall structures within the vicinity of the application site, with the only tall structure in view being the 187 metre high telecommunications mast at Rowridge on a ridge 2.6 km to the south-west (140 metres AOD). Although it is noted that there are some large buildings in close proximity to the application site including agricultural barns and industrial buildings along Forest Road to the north, which do puncture the undulating agricultural landscape.
- 6.53 Officers note that prominent views of the turbine would be gained from locations to the west of Gunville and Carisbrooke, and westwards through the plain to Porchfield, Shalfleet and Swainston. In particular there would be substantial visual impact from the A3054 Forest Road, B3401 Calbourne Road, Betty Haunt Lane and the local footpath network to the south of Calbourne Road. More moderate adverse visual impact would occur from medium range viewpoints, around 2.5 to 4.0 km from the application site. However it should be noted that the primary functions of the transport routes including the A and B roads referred to above and Betty Haunt Lane are as transport routes. The 2002 guidelines specifically refer to "people travelling through or past the affected landscape in cars, on trains or other transport routes as examples of "other receptors" which are less sensitive.
- 6.54 Officers acknowledge that the proposed wind turbine could be visible from viewpoints on the "Mainland" such as Lepe Country Park, Gosport and Portsmouth. However distances in

excess of 10 km and the inland location of the turbine, this visual impact of the proposed turbine from these locations is likely to be negligible. Using the guidelines it would appear clear that visitors to the country park for example would be visiting it with their “attention or interest focused on the landscape” of the country park itself.

- 6.55 A substation control building is shown to be sited approximately 150 metres to the north of the proposed turbine location. Indicative plans show this as a brick built building of 3.5 x 3.6 metres with a hipped roof to a ridge height of 3.4 metres. A small flat roofed metre room (1.2 x 1.2 metres) would be shown to be attached to the main control building. From Betty Haunt Lane, the building would be sited over a low ridge and adjacent to a hedgerow, therefore the visual impact of this building within the landscape would be limited. It is noted that the applicant has stated that this building would be the maximum size required and likely to be smaller, depending on the final turbine model selected. The siting for the building is considered to be acceptable, and the final details for the scale and external appearance could be controlled through a planning condition.
- 6.56 In conclusion Officers note that the application site itself is not located within a designated landscape which are areas given the greatest weight for conserving landscape and scenic beauty in the NPPF. Policy SP5 of the Core Strategy requires development proposals to take account of the environmental capacity of the area to accommodate new development. Officers conclude that taking into account the character of the area, with sporadic farm holdings and commercial buildings the site and the surrounding area has sufficient capacity to successfully accommodate a single wind turbine of the scale given. Thus it is concluded that the proposal would not have a significant impact within this landscape or its setting and therefore the proposal is in accordance with Policies SP5, DM12 and DM14 of the Core Strategy in this regard.

Cumulative Impact

- 6.57 In considering cumulative impacts the 2002 guidelines are helpful as context. In the context of this application, the cumulative impact would result from “inter-visibility of a range of developments” occurring in “different locations or over a period of time”. However inter-visibility is influenced heavily by general topography, aspect, tree cover and other visual obstructions, elevation and distance. Even these parameters are further influenced by weather and light conditions. These factors have been used in the officer assessment on this matter.
- 6.58 Section 6.5 of the LVIA includes a short section on the cumulative landscape and visual effects with other wind turbines in the area. The other wind turbines taken into account in this assessment are; Cheverton Down (3 x 125 metre high turbines, 5.0 km to the south of the site) and Vectis Wind Farm (5 x 100 metre high turbines 8.0 km to the west). This is supplemented by a plan showing the Zone of Theoretical Visibility for the cumulative impact from these developments.
- 6.59 The analysis for this cumulative impact is however based on information which is now out of date, due to the changing nature of the development process. The Cheverton Down application was dismissed at appeal, although there is an extant permission for 52 metre turbines in this location. The Vectis Wind Farm application (P/00706/11) was refused planning permission in July 2012, although an appeal against this decision is possible. The LVIA has not addressed an approval for a 2 vertical axis turbines to a height of 10.7 metres

on land at Pondacre Farm 0.5 km to the west of the application site. In addition a planning application is currently under consideration for 2 x 125 metres turbines for the Camphill Wind Energy Development 3 km to the north east of the application site.

- 6.60 Giving consideration to the above wind turbine developments Officers conclude that the approved turbines at Pondacre Farm, although in close proximity to the application site, at 12 metres in height are not of a scale which would result in a significant adverse visual impact. The approved turbines at Cheverton Down around 5 km to the south-west would largely be obscured from views by the intervening chalk ridge, although some views of both developments may be achieved from certain viewpoints along the ridge, the cumulative visual impacts are unlikely to be significant since being in opposing directions, views of both sets of turbine would not be seen within the same view.
- 6.61 From the zone of theoretical visibility plans, there would be some areas within the north-east section of the Island where both the Betty Haunt Lane and Wellow Wind Farm developments would be visible. However, from these viewpoints the turbines would mostly be in different directions, thus there are limited points where they would be in the same vista. Combined with the degree of separation between the developments where is unlikely to be a significant cumulative impact.
- 6.62 The LVIA does not contain a cumulative impact for the Camphill Wind Turbines since this has only recently been submitted (April 2012). Officers have undertaken an exercise to identify a zone of theoretical visibility for this development which confirms that due to the proximity and scale of the developments, there is likely to be some cumulative impact between these two proposed developments, particularly from viewpoints from the south and south west of these sites, when both developments would be in the same vista. However Officers conclude that the installation of a single 74 metre high turbine of in this location 3 km from the Camphill site would not significantly alter the landscape character of this area, and thus the cumulative impact is not considered to be significant.
- 6.63 The AONB Partnership has commented that it is conscious that there is an extant permission for 3 x 52m wind turbines on Cheverton Down. The Partnership has used 3D GIS to compare the potential cumulative impact of these potential developments and concludes that whilst this application would increase the presence of wind turbines on the Island, given the location and context of localised visibility do not consider this proposal to have a significant level of cumulative impact upon the Protected Landscape.
- 6.64 Officers have carefully considered the cumulative impact taking into account known development projects and taking cognisance of the factors which influence inter-visibility as set out above and conclude that there would be no supportable cumulative impact reason for not allowing this development.

Mitigation

- 6.65 The applicant has not proposed any measures to assist in mitigating the landscape and visual impacts that would be caused by the proposal. Officers note that there are existing hedgerows to Betty Haunt Lane and footpath N149 as well as the field boundaries, these are mature and are not considered requiring reinforcement. Officers consider that in the event of approval a condition should be attached requiring landscaping to mitigate the impact of the proposed substation / control building and alterations to the access.

Other Issues

- 6.66 It is noted that third party objections refer to the adoption by the Scottish Parliament to a 2 km separation distance between windfarms and residential properties. Scottish Planning Policy (2010) states that; *“A separation distance of up to 2km between areas of search and the edge of cities, towns and villages is recommended to guide developments to the most appropriate sites and to reduce visual impact, but decisions on individual developments should take into account specific local circumstances and geography.”* This document therefore provides guidance to developers in terms of areas of search for windfarms and settlements, as opposed to being an exclusion zone around residential properties. Officers advise that this document is adopted as Scottish Planning Policy and does not carry any material weight in the determination of this planning application.
- 6.67 Officers are also aware that several Councils have adopted and draft local policies, either in the form of policies within their Core Strategies or as separate Supplementary Planning Documents, which specify minimum separation distances between wind turbines and residential properties. These separation distances vary from 350 metres to 2 km, based on the turbine height. Members should note that these are locally adopted policies / guidance and therefore have minimal material weight in the determination of this planning application, and that the inclusion of such a policy within Milton Keynes as a Supplementary Planning Document is the subject of a judicial review. Members will also be aware that their own adopted Core Strategy does not contain a policy specifying buffer zones around wind turbines.

Officer Conclusions on Landscape Visual Impact

- 6.68 From the above assessment of landscape visual impact Officers conclude that the proposal would not have a significant visual impact on the protected landscape of the Isle of Wight AONB or its setting. Officers conclude that within this rural plain, whilst the proposed turbine would be viewed as a prominent isolated tall structure, there are other detracting features in the landscape and since the application site is not within a protected landscape, given the renewable energy benefits of the proposal, the site and the surrounding areas has sufficient environmental capacity to accept the proposed single turbine without having a significant detrimental visual impact with the local landscape. For these reasons Officers conclude that the proposal is in accordance with Policies SP5, DM12, DM14 and DM16 of the Core Strategy in this regard.

Impact on Residential Properties

- 6.69 It is generally accepted practice that for the visual harm to residential properties to be significant, the impact of the development has to be overbearing, rendering the property an unattractive place to live.
- 6.70 There are several properties within relatively close proximity of the site of the proposed wind turbine, which comprise residential dwellings, farm buildings and employment units. The closest dwellings include; Pondacre Farm (500 metres to north-east), Parkwater Farm (470 metres to north), Great Park Cottages (570 metres to south), Great Park (640 metres to south-west) and New Park Farm (540 metres to south-east) with employment development at Pondacre Farm and Vittlefields.

- 6.71 Great Park Cottages are a series of 5 semi-detached and detached dwellings fronting onto southern side of a private driveway leading to Great Park, which is also a public footpath. Each of these dwellings has principal windows in the front (northern) elevation looking directly across an open field to the application site, thus the wind turbine would be in view from these dwellings. Although it is noted that the main private garden areas serving these dwellings is to the south of these dwellings, from which the proposed turbine would be screened by the dwelling. At a distance of around 570 metres, it is considered that whilst a single 74 metre high turbine would have some impact on these dwellings from the windows in the northern elevation, the impact on residential amenity would not be so substantially harmful to warrant a refusal of the application on residential amenity grounds.
- 6.72 New Park Farm is a detached farmhouse served on a private driveway to the east of Betty Haunt Lane. The dwelling aspects north-south with ancillary windows in the western elevation facing towards the application site, thus there would be limited impact in terms of outlook from the dwelling. There is a private amenity area to the west and north of the farmhouse, which would allow views of the wind turbine at distances of around 540 metres. Thus whilst there would be a limited adverse impact for rooms in this dwelling, the impact on the private amenity area serving this dwelling would be higher. However, Officers consider that the impact on residential amenity would not be so substantial harmful to warrant a refusal of the application on residential amenity grounds.
- 6.73 Parkwater Farm is a detached house situated to the west of employment units at this farm holding. The rear aspect for the dwelling faces south over a rear garden area, with the proposed turbine approximately 470 metres to the south-east of the site. There would be some views of the turbine from the rear windows and also from the private amenity area to the rear of the dwelling. An Officer inspection has confirmed that the views to the south towards the proposed site for the turbine are already disturbed to a degree by existing power lines and poles, and partially screened by trees. Whilst at a distance of 470 metres Officers consider that there would be some visual impact for occupiers of this dwelling, the character of the landscape when viewed from this area would not change significantly, and the impact on residential amenity is not considered to be so significantly detrimental to justify a recommendation for the refusal of planning permission .
- 6.74 A static caravan to the south of Trumor Feeds, to the south of Vittlefields Industrial Estate on the southern side of Forest Road, has been granted a Lawful Development Certificate for use as a single dwelling. This property is situated approximately 440 metres from the site of the proposed turbine. The caravan has a southerly aspect with a hardstanding area to the south which also appears to be used as an amenity area. Views would be obtained of the proposed turbine across fields used as paddocks, although from an Officer inspection it is noted that this view is disturbed by an existing power line and pole and the turbine would be partially obscured by an existing tree belt. Officers consider that there would be some visual impact for occupiers of this dwelling, the character of the landscape when viewed from this area would not change significantly, and the impact on residential amenity is not considered to be so significantly detrimental to justify a recommendation for the refusal of planning permission.
- 6.75 Pondacre Farm is a detached house situated adjacent to a group of buildings used as employment units served via a private drive from the A3401. The principal windows in the rear (southern) elevation of the dwelling face south with the proposed turbine at approximately 45° to these windows, therefore there would be some limited impact in terms

of loss of outlook from these windows. There is a private amenity area to the south of this dwelling, and although the outlook is already spoilt to some degree by an electricity line, the garden area is at higher ground level than the application site, with the turbine at a distance of around 500 metres. Whilst there would be some adverse impact on the private amenity area serving this dwelling from the proposed turbine, it is not considered to be so substantially harmful as to warrant the refusal of planning permission.

- 6.76 There are employment units in former farm buildings at Parkwater and Vittlefields Farm. These generally aspect north or east and being used for employment uses these properties are not considered to be significantly impacted by this proposal.
- 6.77 Therefore Officers conclude that occupiers of these dwelling would not experience substantial harm from the proposed single wind turbine that its siting, scale and dominance within the local landscape in this location would warrant the refusal of planning permission. The proposal would therefore be in accordance with policies DM2, DM12 and DM16 of the Core strategy.

Ecology and Natural Habitat.

The basis of consultation responses

- 6.78 A number of third party objectors have raised concerns over potential danger to wildlife (birds and bats) from the proposed turbines, as well as to badgers. These objectors include the Badger Trust Isle of Wight and Wildlife Concern Isle of Wight.
- 6.79 Natural England, as a statutory consultee with specific responsibility for nature conservation, has concluded that the development does not appear to affect any statutorily protected species.

Planning policy and guidance/other material considerations

- 6.80 Section 11 (Conserving and enhancing the natural environment) of the NPPF states that the planning system should aim to conserve and enhance biodiversity. Policy DM12 of the Core Strategy requires development proposals to protect the integrity of international, national, and local sites designated for reasons of biodiversity. Certain wildlife species are also afforded statutory protection under the Wildlife and Countryside Act 1981.

Relevant sections of the application

- 6.81 The application has been supported by an Ecological Assessment (BE Brooks Ecological Ltd – September 2011) and supplementary information with respect to impact on birds (letter BE Brooks Ecological – 27 February 2012).

Assessment of Ecological Impact.

- 6.82 Natural England is the statutory consultee with regard to nature conservation issues under the Town and Country Planning (Development Management Procedure) Order 2010 and the provisions of section 281 of the Wildlife and Countryside Act 1981. Natural England has particular responsibilities for Special Protection Areas, Special Areas of Conservation, Ramsar Sites, National Nature Reserves, Sites of Special Scientific Interest and protected

species.

- 6.83 Natural England has commented that the proposal does not appear to affect any statutorily protected sites, or have significant impacts on the conservation of soils, nor is the proposal EIA development.
- 6.84 The Council's Senior Ecology Officer has commented that the proposal is to site the turbine in open countryside away from woodland and hedgerow corridors. This is good in reducing the potential for impacts upon protected species. Nevertheless, it is known that inappropriately sighted wind turbines have the potential to cause significant damage to resident and migratory bird and to bat populations. Therefore whilst the Senior Ecology Officer considers that there is no direct ecological impact from the footprint of this wind turbine, nor from the associated infrastructure, the potential impacts upon birds and bats needs to be assessed.
- 6.85 In relation to the potential impact on Bats the Ecological Assessment concludes that: '*Significant impacts to bats are extremely unlikely.*' This conclusion is based upon a desk study together with Phase 1 habitat survey, remote recording and activity surveys. The Senior Ecology Officers considers that these surveys were carried out at optimum times for bat activity and an analysis of the data has been presented and discussed, based on current understanding. Therefore it is confirmed that this is sufficient information to reasonably conclude that adverse impacts on bat populations from the proposed wind turbine have been minimised.
- 6.86 The applicant has provided further information with respect to impacts upon birds (letter from B. E. Brooks Ecological Ltd ref BE/P/940/003 dated 27.02.12). The Senior Ecology Officer has assessed the supplementary information in relation to different species as follows.
- 6.87 Canada Goose; Canada Geese are a low priority species, although third parties highlighted that the fields around the application site were used by this species, therefore the applicant was requested to assess the impact of the proposal on Canada Geese. Any use of the fields by geese would be during the winter months and consequently would be unlikely to have been picked up by any of the surveys during March, May, June & July. The consultants say that Canada Goose is not a conservation priority species and any impacts would not affect the local population. However, the Senior Ecology Officer considers that the presence of flocks of Canada Geese could present a collision risk to the operation of the turbine.
- 6.88 Rook; Rooks are a low priority species, although third parties highlighted that the fields around the application site were used by this species, therefore the applicant was requested to assess the impact of the proposal on rooks. The applicant's consultants conclude that rooks are a widespread species which, on current evidence, is a low collision risk species. The Senior Ecology Officer accepts this assessment.
- 6.89 Barn Owl; A local resident reports a Barn Owl nesting in a tree on an adjoining farm. The consultants say that no barn owls were observed during dusk bat surveys in May, June and July, that the area provides poor foraging habitat for barn owls and that the species is categorised as being a low risk from collision impacts.

- 6.90 Buzzard; The consultants say that Common Buzzard is not considered to be susceptible to negative population impacts in any of the published guidance documents.
- 6.91 Kestrel; The consultants say that Kestrel is not considered to be at high collision risk and that the site provides poor foraging habitat.
- 6.92 Brent Goose; Brent Geese are a priority species and one which, if present in the fields, would give a link to the Special Protection Area. The consultant says that the habitat offers very low potential due to the location and habitats present. Any use of the fields by geese would be during the winter months and consequently would be unlikely to have been picked up by any of the surveyors during March, May, June & July. However, the presence of Brent Geese (as opposed to Canada geese) has not been confirmed and the Senior Ecology Officer agrees that the site is unlikely to be used by Brent Geese (although quite likely to be used by Canada Geese).
- 6.93 The Senior Ecology Officer concludes that whilst there is a risk of collision impacts on Canada Geese arising from the proposal, these are not a priority species, and the conclusions of the ecological consultants, based upon current understanding, are agreed with. As such there are unlikely to be significant impacts upon bird populations resulting from the proposed turbine.

Conclusions on Ecology

- 6.94 Natural England, who are the statutory consultee on issues relating to ecology, has concluded that the proposed development does not appear to affect any statutorily protected sites, or have significant impacts on the conservation of soils, nor is the proposal EIA development. The Council's own ecology specialist has confirmed that the proposal would not have a significant adverse impact on bird and bat populations in the area. For these reasons the proposal is considered to be in accordance with the aims of Policy DM12 of the Core Strategy in terms of impact on biodiversity.

Impact upon Heritage Assets.

- 6.95 There are a number of objections to the application from third parties on grounds of impacts on cultural heritage assets, in particular Great Park and Swainston Manor. English Heritage, has objected to the proposal on grounds of the potential adverse impact on the setting and significance of a group of heritage assets, together with the highly intrusive effect on their largely unaltered historic landscape.

Planning policy and guidance/other material considerations

- 6.96 Section 12 of the NPPF sets out policies for conserving and enhancing the historic environment. Within this section local planning authorities are advised to recognise heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset). In addition, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

- 6.97 Policy SP5 of the Island Plan Core Strategy offers support for proposals that protect, conserve and / or enhance the Island's historic environment. Development which has a demonstrable adverse impact on the Island's historic environment should be avoided. This policy is supplemented by Policy DM11.
- 6.98 A recent appeal decision a for wind turbine development at Catshead Woods, Brigstock Road, Sudborough, Northants and Government advice within the NPPF make it clear that it is only total loss or substantial harm to designated heritage assets that warrant the refusal of consent. Where there is harm that is less than substantial it would require a balanced judgement having regard to the scale of any harm and the significance of the heritage asset, as well as the benefits of the proposed development. The appeal decision considers that the wind turbine development would need to be so distracting that it would prevent or make unduly difficult, an understanding of the significance of heritage assets, or their relationship to one another, such that it would reach the level of substantial harm to warrant to their setting to warrant the refusal of planning permission.

Relevant contents of the application

- 6.99 The submitted LVIA provides basic information of the visual impact on heritage assets, although the application as originally submitted contained very limited analysis of significance of any of the heritage assets and how their setting contributes to that significance. The application was supplemented by a Heritage Statement (May 2012) assessing the visual impact of the wind turbine on 17 heritage assets which have been identified within a 5 km radius of the site. The report concludes that the presence of the turbine would not result in a harmful impact upon the significance of the designated heritage assets and the proposal complies with the NPPF and Core Strategy policies.

Assessment of Heritage Asset Impact.

Archaeology / Scheduled Ancient Monuments

- 6.100 English Heritage has commented that the proposal would have minimal visual impact on westward views from Carisbrooke Castle or the scheduled Roman Villa sites at Clatterford and Carisbrooke.
- 6.101 English Heritage has, however, expressed concerns that three scheduled monuments would be directly intervisible with the proposed turbine. These are; firstly a bowl barrow 450 metres north of Vittlefields Farm and 900 metres to the north of the proposed turbine site; From this monument, English Heritage notes that direct views of the turbine would be only partly interrupted by the buildings of Vittlefields Farm and associated tree growth, and consider that the proposed turbine would represent a highly intrusive and incongruous feature within the wider setting of the scheduled monument which would harm its significance.
- 6.102 The other two scheduled ancient monuments; a round barrow 30 metres to the south of Round Copse; and a bowl barrow and Anglo-Saxon cemetery on Bowcombe Down which are sited on the chalk downland ridge to the south. English Heritage considers that at least some clear views of the proposed turbine would be possible from these monuments. While neither monument now survives as a prominent earthwork, English Heritage note that it is evident that their prominent positioning in the landscape, and associated commanding field of visibility, is fundamental to understanding and appreciation of their role as funerary

monuments and highly visible landscape, in particular the bowl barrow, and consider that this significance would be harmed by the interposing of a highly intrusive structure which substantially interrupts view-lines between these monuments and the wide expanse of country to the north, which have remained substantially unaltered.

- 6.103 The Council's Planning Archaeologist has confirmed that there are no known archaeological Heritage Assets in the vicinity of the application site.

Officer Comment

- 6.104 From a site inspection of the round barrow to the south of Round Copse to the south of Swainston Officers note that due to screening from the trees in Round Copse and intervening topography, the proposed wind turbine would not be visible from this Scheduled Ancient Monument. Therefore, contrary to the comments of English Heritage, there would be no impact on its setting.
- 6.105 The bowl barrow and Anglo-Saxon cemetery at Bowcombe Down from a site inspection are not clearly defined forms and appear to have been flattened by ploughing. Views to the proposed wind turbine are largely obscured by the landform and existing hedgerows, although Officers acknowledged that a view may be obtained from a gateway close to the public footpath to the north of the site of these Scheduled Ancient Monuments. The issue, therefore, is would the presence of a turbine cause substantial harm to the setting of these nationally designated heritage assets such that the development would make it difficult to understand and appreciate the monuments and their inter-relationship. Whilst Officers appreciate that a limited view of the proposed turbine could be obtained from a location to the north of these assets, it would be very unlikely to cause such a significant detrimental impact that their setting such that an appreciation or understanding of their significance would be diminished. In addition officers cannot agree with the general assertion that the land to the north could be considered to be a substantially unaltered area of countryside.
- 6.106 In terms of the bowl barrow to the north of Vittlefields, both English Heritage and the applicant acknowledge that direct views of the turbine would be interrupted by the farm buildings itself, associated tree screening, as well as various buildings on the southern side of Forest Road. Officers consider that the proposed turbine is unlikely to affect the ability to perceive the barrow as a funerary monument, or appreciate this monument since it is situated adjacent to a working farm, with other agricultural buildings, a busy road and associated activity nearby. Therefore the impact on the setting of this heritage asset is considered to be limited.
- 6.107 In considering the impact on these sites officers have had regard to the 2002 guidelines and taken into account what the purpose would be of a person visiting any of these particular sites and whether the proposals fundamentally alter the landscape character in the area immediately surrounding the sites, which gives them their context.
- 6.108 In conclusion Officers note that the Council's Planning Archaeologist comments that there are no known archaeological deposits in the vicinity of the application site. Whilst English Heritage has objected to the proposal on the grounds of impact on the setting of three scheduled ancient monuments, Officers have concluded that whilst the proposed turbine would be visible from these heritage assets, the degree of impact on their setting is not at a substantial level whereby the visual impact of the turbine would make it difficult to

understand and appreciate the monuments and their inter-relationship. Therefore it is not considered that the proposed impact on the setting of these monuments would reach the level of substantial harm. For these reasons it is considered that the proposal is in accordance with the aims of Government guidance contained within the NPPF and policies SP5 and DM11 of the Island Plan Core Strategy in this regard.

Historic Parks and Gardens

- 6.109 The Registered Historic Park and Garden (RPG) at Swainston is Grade II listed mid to late eighteenth century woodland garden with intersecting avenues, pools and a stream laid out on, and incorporating, fishponds and parkland from the sites ownership by the Bishop's of Winchester and the Crown. The RPG is situated on the northern side of Calbourne Road, approximately 2.0 km to the south-west of the application site and is a potential visual receptor of the proposed wind turbine development.
- 6.110 The Isle of Wight Gardens Trust has commented that the viewpoint chosen in the LVIA is the most representative of the likely impact on the RPG although no assessment is made of that part of the HPG to the south of Calbourne Road. The Trust conclude that insufficient information has been submitted to allow an assessment of how the proposal would affect vistas, sightlines, or inter-visibility from this historic designated landscape.
- 6.111 English Heritage has commented that the landscape around the Grade II* listed house originates from a woodland garden and therefore is less open, although there are positions within the landscape from which the turbine would be visible in conjunction with the manor, including the land to the south of Calbourne Road which rises steeply and from which the estate was meant to be viewed. However English Heritage has not made a specific objection to the application on these grounds.

Officer Comments

- 6.112 Officers concur with the views of the applicant's Heritage Statement that the grounds of the Registered Park and Garden (RPG) and the Manor are generally enclosed and restricted to the immediate environs within its ornamental woodlands. This woodland setting gives the Manor a strong sense of enclosure and confinement, therefore there is no compelling evidence to suggest that the RPG was influenced by references to specific features in the wider landscape. Therefore from the main area of the RPG it is considered that the visual impact of the proposed turbine would be minimal.
- 6.113 Officers note that the land included within the designated RPG also incorporates land on the southern side of Calbourne Road which incorporates woodland planting (Temple Plantation) and a Grade II listed Temple built around 1790 in the form of a Doric Temple, which is now roofless and unused. From an on-site assessment Officers note that from the majority of viewpoints in this area, views to the proposed turbine would be obscured by the woodland and landform. However, the land directly to south of the Temple is open with an avenue running east-west allowing a partial view to the north-east towards the application site. Officers consider that although the turbine might be seen from limited views, at a distance of 2 km, with Fawley in the backdrop it would be sufficiently distant that its presence would seem to be incidental. Thus Officers consider that the proposed turbine would have a limited visual impact, that would be unlikely to impact upon the setting of the heritage asset.

- 6.114 Officers note the comments of English Heritage and the Isle of Wight Gardens Trust and concur with the conclusions of the heritage statement that there are no protected long views from this Historic Park and Garden towards the application site. Whilst glimpses of the proposed turbine may be achieved from the higher part of the RPG on the southern side of Calbourne Road, it is concluded that the proposal is unlikely to have an adverse visual impact of the proposal on the setting of Swainston RPG. Therefore it is considered that the proposal is in accordance with Government guidance contained within the NPPF and policies SP5 and DM11 of the Island Plan Core Strategy in this regard.

Conservation Areas and Listed Buildings

- 6.115 The only Conservation Area which has potential as a visual receptor of the proposed wind turbine development is Newtown which is situated approximately 4 km to the north west of the application site. From a site inspection it is confirmed that whilst some long range glimpses of the turbine may be achieved from locations within the Conservation Area these views are largely screened by vegetation, therefore combined with the separation distance the adverse impact on the setting of this Conservation Area is considered to be minimal. Carisbrooke Conservation Area is approximately 2.5 km from the application site, however the intervening chalk ridge of Bowcombe Down would restrict views to the proposed turbine.
- 6.116 There are several listed buildings within the vicinity of the application site, the settings of which could be adversely impacted by the proposed wind turbine. In particular reference is made to Great Park House (Grade II) and Swainston Manor (Grade II*) by English Heritage. The Officer conclusions of the impact of the development on Swainston Registered Park and Garden set out in the above paragraphs apply equally to the listed building, and therefore do not require further assessment here.
- 6.117 In terms of Great Park House which is closest to the proposed turbine, the applicant's Heritage Statement concludes that the presence of the turbine would be unlikely to dominate or substantially intrude on views within or out of the immediate setting of the house, and that its presence would not be immediately apparent other than from Forest Road or some upstairs windows. However, it is noted that English Heritage disagree with the applicant's conclusion on the basis that the ability to appreciate the contextual relationship between the Grade II house and the its former, albeit undesignated, deer park would be greatly diminished by the highly intrusive presence of a wind turbine at a distance of only 500 metres.
- 6.118 Officers have undertaken an independent assessment of the potential impact on the setting of Great Park House. This property is a substantial 18th Century farmhouse with associated farmbuildings, some of which have been converted into holiday accommodation. Great Park is located within a larger area of land which was historically known as Watchingwell which is one of the oldest known deer parks in England, referred to in the Domesday Book. In the seventeenth century Watchingwell Park was sold by the Crown to Sir Thomas Barrington who owned the nearby manor of Swainston. Reference is then made to its final disemparkment in the eighteenth century with the former area of Watchingwell Park becoming the agricultural holding of Great Park. The first edition OS map of 1866 shows that the area of Great Park corresponds to one of the detached portions of Newport's St Nicholas Parish. The 1985 OS outdoor leisure map showed that the two northern corners of the park were still represented by double banks and much of the northern edge is followed

by a narrow belt of wood.

- 6.119 Officers have compared the first edition OS plan with what is present today and the landscape character is not considered to be unaltered other than its undeveloped nature and it is this factor that is considered to be intrinsic to the setting, context and historic character of Great Park. Great Park has an historic and functional relationship with the surrounding land (including the site of the proposed turbine) although today this association relates to its agricultural use rather than the former parkland setting. There may still be remnants of the original deer park within the landscape and whilst the historic deer park is an important part of the history of the landscape, it is not in itself a designated heritage asset and the wider landscape has lost any deer park use. Therefore Officers consider that its importance regarding the setting of Great Park is limited.
- 6.120 The setting of Great Park is formed by the surrounding agricultural land and there is an inherent relationship with this landscape with many uninterrupted views across open arable land towards the imposing façade of this listed building. The presence of a turbine in the proposed location is highly likely to be visible from various vantage points from and towards the listed building. As a result of the turbines proximity to the listed building, its scale and form it is likely to appear as an alien feature within this landscape and as a result is likely to harm the setting of the listed building. However Officers consider that the degree of harm to the setting of the building is unlikely to be substantial. The proposal is a reversible development within the setting of the heritage asset rather than the physical alteration to the listed building itself. Therefore Officers conclude that whilst the wind turbine would have a detrimental impact on the setting of this listed building, this level would not be so distracting to prevent an understanding of the significance of this building and thus would not reach the level of substantial harm to justify refusal of the proposal on these grounds.
- 6.121 Newtown Town Hall is a Grade II* listed building set within Newtown Conservation Area approximately 3.8 km to the north-west of the turbine. The principal entrance to the building is to the northern elevation, with steps to a raised doorway on the southern elevation. From these steps Officers note that views could potentially be gained of the turbine blades, as vegetation would partially obscure views, with the turbine viewed in the wider landscape against the backdrop of Bowcombe Down. Officers agree with the conclusions of the Heritage Statement that the settings of Alvington Manor Farmhouse (Grade II), 1.8 km to the east of the application site, and Vittlefields Farm, 500 metres to the north, would not be significantly altered by the proposed wind turbine, and therefore it is concluded that there is no justification on impact grounds for refusal of the application on these grounds.

Summary of Impact on Heritage Assets

- 6.122 Officers have undertaken an independent assessment of the impact of the proposed wind turbine on heritage assets in the area, in conjunction with the information supplied within the supplementary Heritage Statement and representations received. There are no known archaeological deposits in the area. The main heritage assets likely to be impacted by the proposal are; Great Park House, Swainston Manor and associated Registered Park and Garden and Scheduled Ancient Monuments at Bowcombe Down, Round Copse and Vittlefields. Officers have concluded in each case that the setting of these buildings would not be significantly altered to such that an understanding of the significance of these heritage assets would be prevented and thus would not reach the level of substantial harm

Noise Impact

- 6.123 Third party responses raise concern over the potential noise impacts of the turbine on the amenity of residential properties, including disturbance from infrasound and vibrations.

Planning policy and guidance/other material considerations

- 6.124 Best practice guidance on the assessment and measurement of the noise impacts of windfarms is contained in the document ETSU-R-97 '*The Assessment and Rating of Noise from Wind Farms*'. This guidance '*gives indicative noise levels calculated to offer a reasonable degree of protection to windfarm neighbours*'.

Assessment of noise impact within the application

- 6.125 The planning application is accompanied by a Noise Impact Assessment, the latest version of which was prepared in October 2012 and takes into account the two nearest noise sensitive receptors which are identified as Parkwater Farm and a mobile home on land to the south of Trumor Feeds. The applicant's most recent noise report dated October 2012 focuses on compliance with a "simplified assessment method". ETSU-R-97 describes how this methodology may be used.
- "Much of the complexity of the proposed method is necessary because of the variety of background noise environments present in the UK. However, if the developer can demonstrate that noise conditions would be met even if there was no increase in background noise with wind speed until quite high wind speeds, then a simplified approach can be adopted. We are of the opinion that if the noise is limited to an LA90,10min of 35dB(A) up to wind speeds of 10m/s at 10m height then this condition alone would offer sufficient protection of amenity, and background noise surveys would be unnecessary. We feel that, even in sheltered areas when the wind speed exceeds 10m/s on the wind farm site, some additional background noise will be generated which will increase background levels at the property. This type of condition may be suitable for single turbines or wind farms with very large separation distances between the turbines and the nearest properties".*

The key therefore if depending upon this methodology is that it sets an absolute limit of 35 dB(A). It is clearly applicable as a methodology for a single turbine (which is the case here).

Assessment of Noise Impact.

- 6.126 The data provided by the applicant's noise consultant, Environmental Noise Solutions (ENS), states the proposed turbine will broadly meet this simplified assessment at the southern boundary of the land parcel on which the mobile home connected with Trumor Feeds is located, 440m away. This is the closest residential property. The applicants calculations conclude that the Sound Pressure Level at this point would be (SPL) = L_{A90} 35.2dB (10 min) at 433 metres distance at 10 m/s wind speed.
- 6.127 The Environmental Health Officer however notes that ENS has not included the following considerations into their calculation; (i) the potential noise from the current planning application for two turbines at Parkhurst Forest; (ii) any reflection from the barn behind the mobile home; and (iii) the addition of 2dB recommended by the Institute of Acoustics (IOA) "Good practice guide to the application of ETSU-R-97 for wind turbine noise assessment -

July 20122". This outlines that at 2dB uncertainty factor needs to be included for unwarranted turbine noise specifications. ENS added 1dB due to the turbine data not being warranted.

- 6.128 The Environmental Health Officer's calculations for the turbine noise at a distance of 440 metres (the closest noise sensitive receptor) are:

$$\text{SPL} = 34.1 - 35.1 \text{ LA90 (10 min)}$$

$$\text{SPL with IOA recommendation for uncertainty} = 36.1 - 37.1 \text{ LA90 (10 min)}$$

This does not include for any adjustment as a result of potential noise from the proposed Parkhurst Turbines or reflection from the barn behind the mobile home. Also this calculation is based on the sound power levels (SWL) for the E48 at 800kW mode. The applicant advises that the proposed turbine will operate at 500kW reduced power which has a SWL 1dB lower.

- 6.129 The proposed wind turbines at Parkhurst Forest (P/00491/12) are sited 2800m from the mobile home. The Environmental Health Officer considers that noise from these turbines would be 28dB(A) at the mobile home from a basic calculation, which theoretically would add at the most 1dB to the background noise level at this receptor. ISO 9613 has an accuracy of +/- 3dB, therefore the Environmental Health Officer has not applied it for this 1dB increase, since this requires hub height wind speeds to be greater than 7 to 8 m/s at both Betty Haunt Lane and Parkhurst proposed wind turbines, to generate the noise level to require the Parkhurst wind turbines be included. Also the affect wind would have on the propagation of the noise (i.e. Parkhurst proposed wind turbines is 2800 north east of the mobile home and this proposal is 440m directly south) has not been taken into account, in this assessment, since for approximately 80% of the time the wind is westerly, which would reduce the noise level from Parkhurst proposed wind turbines on the mobile home.
- 6.130 Numerically, the Environmental Health Officer's calculations show that the noise from the proposed turbine would exceed the ETSU simplified criteria by approximately 2-3dB. The Environmental Health Officer considers that given the conclusions of the simplified assessment method that the applicant should be asked to undertake a full noise assessment.
- 6.131 Third party objections consider the applicant's submitted noise assessment to be incorrect, and have submitted their own noise assessment appraisal of the proposed turbine. The third party's assessment considers that there are errors in the applicant's noise assessment largely resulting from the failure to include cumulative noise from other wind farms (ie; the proposed Parkhurst Forest scheme), and that sound reflected from the large barn to the rear of the mobile home at Trumor Feeds has not be taken into account in the calculations. As such third parties considered that there would be an exceedance of the ETSU simplified limit (35dB(A)) by 3.9 dB(A) at this mobile home, which the third parties considers would result in an unacceptable loss of amenity.
- 6.132 The Council's Environmental Health Officer concurs with the third party's inclusions with regards to the additions of; 2dB for uncertainty, and 1dB for the reflection from the Barn behind the mobile home. However, the Environmental Health Officer does not agree that a +/- 3dB degree of uncertainty (as specified in ISO 9613 which is used to predict noise levels at a distance from the source) should be included.

- 6.133 The Environmental Health Officer therefore advises that there are further allowances which should be taken into account in the calculations of noise to meet the simplified ETSU guidelines. He advises that there are sound reasons to include;
- An additional 1 dB(A) allowance for uncertainties due to the noise specifications for the proposed turbine being unwarranted [the applicant's assessment only included a 1 dB(A) allowance, as opposed to the IOA recommendation for 2 dB(A)]
 - An additional 1 dB(A) allowance for noise reflection from the barn to the rear of the mobile home.

Since there is a substantial barn to the rear of the mobile home, which is directly between the mobile home and the proposed Parkhurst turbines which would act as an acoustic barrier, Officers consider that it would be unreasonable to include an additional 1 dB(A) allowance for noise from these potential turbines into the calculations.

- 6.134 Using the Environmental Health Officer's calculation, Officers conclude that there is potential for the 35 dB(A) ETSU simplified noise threshold to be breached therefore by 2 dB(A) at the mobile home to the rear of Trumor Feeds. Since this 35 dB(A) is set as an absolute limit, noise from the proposed turbine could adversely impact on this residential property due to exceedance of ETSU guidelines. The ETSU guidance expressly advises that "if the developer can demonstrate that noise conditions would be met even if there was no increase in background noise with wind speed until quite high wind speeds, then a simplified approach can be adopted". It then refers to the 35 dB(A) limit). This condition alone would offer sufficient protection of amenity and background noise surveys would be unnecessary. Therefore Officers do not consider it appropriate to recommend approval of the turbine, subject to a condition requiring that the 35 dB(A) threshold is not exceeded at residential dwellings, as it appears from the above figures that this condition will not be met. In addition the turbine is rated at 800kW output, in order to achieve the simplified assessment method it would be operated at 500kW. Whilst a condition could be attached which restricts output to the lower figure it would be extremely difficult to enforce.
- 6.135 With regard to the possibility that the proposed development, if built, could result in a statutory noise nuisance being caused, reference is made to guidance entitled "Wind Farm Noise Statutory Nuisance Complaint Methodology" (AECOM 2011). Statutory Nuisance covers unreasonable material interference with use of property or personal comfort, or matters that are injurious to health. In all jurisdictions, and these are not constrained by the planning system, or compliance with any such conditions imposed on a development. Although planning controls may offer greater protection to residential amenity than can be achieved via Statutory Nuisance, although both regimes run in parallel. Investigation of complaints of Statutory Nuisance due to noise from wind farms and turbines would need to be undertaken on a case by case basis should include noise measurements as well as a detailed assessment of the weather conditions when complaints arise and during any active phase of the investigation.
- 6.136 With regard to the concerns raised by objectors as the potential impacts of other health effects from the development, the Environmental Health Officer has confirmed that there is currently no robust evidence that low frequency noise (including 'infrasound') or ground-borne vibration from wind farms has adverse impacts on wind farm neighbours. In addition the EHO has found nothing conclusive that suggests there are adverse health effects from electro-magnetic radiation, or that ionising radiation may be emitted from wind turbines.

Options available to the Local Planning Authority

- 6.137 Given the conclusions set out in paragraphs 6.127 to 6.135 above with regard to the issue of noise the following two options are available:
- Members resolve to require the applicant to submit a full noise assessment, including monitoring of background noise levels and wind speeds. This noise assessment would then be referred back to Members for full consideration at a future Committee after it has been reassessed by officers; or
 - If Members have concerns with the application on other grounds, then include now an additional refusal ground relating to unacceptable noise impact on the closest residential property.

Highway impact of the proposed development.

The basis of responses

- 6.138 Objections to the development have been received from third parties on grounds of impact to the local highway network from construction traffic.

Planning policy and guidance/other material considerations

- 6.139 Section 4 of the NPPF relates to Promoting Sustainable Transport. This guidance is aimed at reducing the need to travel through the promotion of sustainable patterns of development by utilising sustainable transport modes. All developments that generate significant amounts of movements should be supported by a transport assessment, with one of the aims being whether safe and suitable access to the site and be achieved for all people.
- 6.140 Policy DM17 of the Core Strategy requires development proposals to demonstrate that the network has adequate capacity to accommodate the development.

Relevant contents of the application

- 6.141 The planning application has been supported by a Transport Statement which identifies the transport and access issues associated within the construction, operation and decommissioning of the proposed development.
- 6.142 The application proposes that the delivery of the turbine components to the site would be via abnormal loads by articulated lorry and trailer. The applicant's proposed route for the transportation of the components to the site would be from the Medina Wharf to Arctic Road in Cowes and south on the A3020 Newport Road to the Medina Way / Dodnor Lane roundabout. Vehicles would travel west along the A3054 (Forest Road) to Betty Haunt Lane and into the site utilising an existing (modified) field entrance. Swept path plans have been supplied for the site access and other road junctions. A new internal track would be provided to the turbine site comprising a 5 metre wide track constructed of 300 mm deep granular material on a geotextile membrane.

6.143 The total vehicle movements (one way) associated with the proposed five - six week construction period for the project are estimated in Transport Statement as follows;

- HGV construction traffic = 229
- Contractor staff = 110

This results in typical daily movements during the construction phase of 15 (30 two way) with a maximum of 26 (52 two way) vehicle movements per day.

6.144 Traffic movements during the operational phase would be limited to maintenance and routine checks, which would be negligible in terms of the volume of vehicle movements.

6.145 Decommissioning would be a reversal of the construction phases, although less traffic is likely to be generated as less work would be required to remove the structures.

Assessment of Traffic Impact.

6.146 The traffic generated by the development during the operational phase would be minimal, amounting to a routine maintenance and checks. Therefore in terms of assessing the proposal in terms of sustainable transport patterns, the development would be acceptable since minimal journeys would arise as a result of the development. Thus in this regard the proposed development would comply with the aims of Policy DM17 of the Core Strategy and Government advice in the NPPF.

6.147 Thus the main impact that the development would have on the local highway network would be during the construction and decommissioning phases, resulting from HGV movements required to allow the transportation of individual turbine components to the site as well as for construction of the access track and turbine foundations.

Construction Traffic Routing

6.148 Highways Engineer has confirmed that the proposed route for the delivery of turbine components is satisfactory, although traffic control would be required at several of the junctions en-route to facilitate the necessary full carriageway width being safely available.

6.149 Once fully operational, traffic associated with the day to day running of the site would be minimal, therefore it is the level and nature of traffic brought about by the construction (and decommissioning) that requires careful consideration. Section 5 of the Transport Statement proposes the movement of abnormal loads outside of am / pm peak hours and school collection times. Proposed working hours of 07:30am – 7:00pm Monday to Friday, 08:00am – 1:00pm on Saturdays. The Highways Engineer has confirmed that these times are considered to be acceptable.

Proposed Alterations to the Vehicular Access onto Betty Haunt Lane.

6.150 The application seeks to modify an existing gated field entrance serving the site from Betty Haunt Lane. Betty Haunt Lane is a public highway which is governed by a derestricted speed limit, therefore any new vehicular access proposed to be created off this road should provide for visibility splays of X = 2.4m by Y = 215.0m and give rise to an onsite turning area

to enable vehicles to enter and exit the public highway in forward gear.

- 6.151 The Highways Engineer has commented that due to the nature of the vehicles proposed to use this access, visibility splays have been assessed at a height of 1.0m and 2.0m above carriageway to establish suitability for both private motor vehicles and HGV's. A site inspection has confirmed that the required level of visibility can be achieved within land under the control of the applicant and the highways authority. Since the existing access is gated, in order to prevent the likelihood of standing vehicles causing an obstruction within the highway the Highways Engineer considers a condition is required such that any gates are setback a minimum of 12.0m from the edge of carriageway.
- 6.152 The Highways Engineer has commented that the access would need to be set out to allow two HGV's to pass so as to avoid standing vehicles during the construction phase, and drawing no. SK21 103-01 shows a turbine delivery vehicle successfully accessing the site. A swept path analysis has been submitted, demonstrating that the large vehicles that would be using the site can successfully negotiate around it. Therefore the Highways Engineer considers that the proposed access layout is satisfactory in this regard.

Highway and Accessibility Conclusions

- 6.153 The Highways Engineer has confirmed that the alteration to the sites access, construction traffic routing, and network capacity are acceptable. In the event of approval, it is recommended that conditions relating to; Provision of visibility splays, gate setback, provision of unloading / loading / turning space, details of the site access road junction, details of the construction compound, provision of passing bays, wheel cleaning facilities and agreement of a traffic management plan are imposed.

Impact on Public Rights of Way

- 6.154 From an assessment of the submitted plans Officers note that the proposed turbine would be situated approximately 560 metres from the closest Public Right of Way, public footpath N149, which runs east – west from Betty Haunt Lane through Great Park and on towards Upper Watchingwell. Betty Haunt Lane itself runs north – south.
- 6.155 The council's Public Rights of Way Officer has indicated that this plan is correct and notes that none of the turbines would be within "fall-over" distance of the proposed turbines. The Rights of Way Officer also notes that the public bridleway is further away (around 500 metres) than the 200 metres recommended by the British Horse Society.

Summary Highways and Rights of Way

- 6.156 The Council's Public Rights of Way Officer and Highways Engineer have raised no objection to the proposal in terms of adverse impact on the Rights of Way network, or the local highway network. Officers consider that the proposal is in accordance with the aims of Policy DM7 of the Island Plan Core Strategy as well as Government advice in the NPPF, subject to the imposition of conditions.

Socio-Economic Impacts

Planning policy and guidance/other material considerations.

- 6.157 Paragraph 7 of the NPPF is clear that there is a need for the planning system to perform a number of roles in terms of; an economic role, a social role and an environmental role. Therefore an assessment is needed as to the impacts on these three areas, and a balanced judgement made as to whether any negative impact would be outweighed by the socio-economic benefits of the proposal.

Assessment of the Socio-Economic Impacts.

- 6.158 There are a number of third parties who raise an objection to the proposal on the grounds that the tourism industry, which contributes significantly to the Isle of Wight's economy, would suffer if this application is approved.
- 6.159 Officers appreciate that there are many people, including tourists, who consider wind turbine developments to be visually objectionable, such that visitors may not choose to holiday on the Isle of Wight. Studies have been undertaken in Scotland where there are currently a number of existing windfarms and the Scottish Executive, in 2008, published The Economic Impacts of Wind Farms on Scottish Tourism which concluded that whilst it is clear that there is an impact from windfarms on visitor numbers, this impact is very small.
- 6.160 Utilising the 2002 guidelines for landscaping impact assessment a useful comparison when assessing potential impact on tourism is whether the impact of the proposals would have such a negative affect that it would impact upon a specific business or tourist site to the extent that it would dissuade a repeat visit from tourists as it would interfere with the reasons for the visit. No specific examples of such sites within the immediately surrounding area of the site have been put forward by third parties.
- 6.161 Officers conclude that in the event that this development was constructed, it is unlikely that a significant number of future tourists would not choose to visit the Isle of Wight as a direct result of a wind turbine in this location, since the basis of deciding holiday destinations is made up of a number of factors and it is considered that the installation of a wind turbines in this location is likely to carry minor weighting in the overall decision. As such Officers consider that the potential adverse impact on tourism and the local economy is largely unquantifiable and likely be minimal, thus would not be a sustainable reason for refusing this planning application.
- 6.162 In terms of assisting the local economy through jobs and employment, there could be some limited short term employment opportunities for local workers during the construction period, although this would be for a short period amounting to a total of five - six weeks, with up to five contract staff on site throughout the majority of the construction phases. On-going employment through maintenance over the turbines would be negligible. Therefore it is concluded that the impact on the local employment opportunities would be temporary and limited.
- 6.163 The applicants are not offering any local community benefits, such as a community fund or discounted electricity for local residents, as part of the proposal. The applicant has stated

that the community benefits would be through the production of renewable energy and subsequent the reduction in carbon footprint.

Other Relevant Issues

Telecommunications

- 6.164 Individual objections have been made on the grounds of loss of signals for telecommunications equipment.
- 6.165 If there is potential for disruption to television reception (predicted or measured) then the broadcasters and Ofcom recommend that local authorities should consider imposing a requirement for the wind farm developer to take remedial action and this will typically require an on-site survey to determine appropriate remedial measures, for example through the use of small relay transmitters to fill in local reception. Officers consider that this could be addressed through a planning condition, although with the switch over to digital, this should not be an issue. Officers consider that this impact is capable of resolution and mitigation through the imposition of condition requiring the agreement and implementation of a survey, investigation and alleviation of any electro-magnetic interference to terrestrial television caused by the operation of the turbine.

Grid Connection.

- 6.166 The grid connection would require separate planning permission and therefore cannot be used as a reason to refuse this application. The applicant has provided an indicative route for connection to the national grid which is shown to be via an underground cable to a new substation control building sited approximately 150 metres to the north of the proposed turbine location. The connection would then be made to an existing 33 kv overhead power line which runs east-west in the vicinity of the proposed control building. It should be noted that the actual grid connection details would be the subject of a separate planning application. In principle, Officers consider the use of an underground cable to be the most satisfactory solution, subject to consideration of such details through a future application.

The efficiency of this type of renewable energy installation.

- 6.167 It has been suggested by third party objectors to the proposed development that wind turbines are an inefficient means of generating electricity and other countries are de-commissioning their wind turbines.
- 6.168 Paragraph 98 of the NPPF makes it clear that Local Planning Authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. Policy SP6 of the Core Strategy provides a target for contributions through wind energy. Therefore it is considered that this project would contribute towards renewable energy production, and the efficiency of wind turbines is not a material reason to refuse planning permission.
- 6.169 Notwithstanding this, the UK has its own national targets and what is happening elsewhere in Europe is not relevant to this application.

Air Safety Issues.

- 6.170 Third party representations have expressed concerns about the potential impact of the proposed turbine on air safety.
- 6.171 Neither the CAA or NATS have raised objections to the proposed development. It is noted that current legislation (Navigation Order 2005) states that warning lights are only required by the CAA on structures which are over 150 metres high. Since the proposed turbine is well below this height there would be no requirement for lighting, thus the proposal does not include warning lights.

Health and Safety Issues

- 6.172 Third parties have raised concerns that ice-throw, blade failure and lightning strikes have been known to occur on older models of turbines.
- 6.173 The applicant has confirmed that the Enercon turbine would be equipped with a microelectronic control system which constantly registers information from the peripheral control elements. The control system also incorporates an integrated lightning and fire protection system such that the turbine is protected against lightning strikes and overheating. A storm control feature enables reduced wind turbine operation in the event of extremely high wind speeds, by slightly pitching the rotor blades out of the wind. Once the wind speed drops, the blades turn back into the wind and the turbine immediately resumes operation at full power. The turbine also incorporates a de-icing system which can shut down the machine to prevent ice throw. The de-icing system also allows hot air produced by an electric fan heater located in the root of the rotor blade to be propelled over the ribs inside the rotor blade and along the front of the blade all the way to the tip to heat the laminate to above 0°C temperatures causing the ice and snow to melt.

Shadow Flicker

- 6.174 The planning application has been accompanied by a Shadow Flicker Assessment provides an assessment of shadow flicker, which may occur at neighbouring properties under sunny conditions, and at certain hours of the day / times of the year when the sun passes behind the turbine blades creating a shadow which flicks on and off.
- 6.175 Guidance has shown that shadow flicker effects only occur within 10 rotor diameters of a wind turbine. Thus when considering this application for a turbine with a diameter of up to 48 metres, there should be no shadow flicker effects outside 480 metres from a wind turbine. Only properties within 130 degrees either side of north, relative to the turbines, can be affected as turbines do not cast long shadows on their southern side.
- 6.176 The application is supported by an assessment of shadow flicker on neighbouring residential properties based on a rotor diameter of 52 metres, which relates to the scale of the turbine as originally submitted. A short update statement has been submitted to support the revised turbine, which considers that the swept path and shadow flicker of the newly proposed turbine is 94% similar to that of the previous turbine and thus the difference is negligible.

- 6.177 The submitted shadow flicker assessment identifies 3 buildings which would be affected within the original 520 metre study area. Of these the maximum amount of shadow flicker would amount to 29.14 hours per annum at Pondacre Farm. Although Officers note that this may be less with a smaller rotor diameter. The applicant proposes that if shadow flicker is found to be a nuisance, then mitigation measures would be implemented to reduce this impact.
- 6.178 It is considered that mitigation measures to address the potential shadow flicker impacts referred to in the Shadow Flicker Assessment are capable of being satisfactorily mitigated through a condition. Officers have some concern with the applicant's suggestion that this would only be done if shadow flicker was found to be a nuisance. Thus it is considered that following a grant of consent an accurate assessment of each property would be undertaken to survey window positions in these properties which would then be run through a software programme providing hours and dates when the property would be affected. The turbine would then be required to be programmed to shut down during these periods. Monitoring of this situation should also be undertaken during the first year of operation. This would need to be controlled through a condition should this application be approved.

Decommissioning and Restoration

- 6.179 No information has been supplied by the applicant about the decommissioning phase, other than to confirm that they are willing to accept a standard planning condition requiring decommissioning in the event of the approval of planning permission. This would cover the removal of the turbine, and the proposed treatment for the concrete base, underground cables, access track, crane hardstanding and the control building.
- 6.180 Officers consider that should the planning application be approved, a condition would need to be applied to the permission restricting the lifespan of the development to 25 years, after which time the infrastructure should be removed from the site and the land restored. In addition, the decommissioning of the site would need to be controlled through a condition agreeing a decommissioning and site restoration scheme which should include the removal of the wind turbine from the site, as well as the control building crane pad, turbine base and access road, such that the land is returned to its current undeveloped state.
- 6.181 Officers also advise that the decommissioning and restoration of the site would need to be secured through a legal agreement, including for the provision of a financial bond, which the applicant has concerned that they are willing to accept in principle.

Impact on Trees

- 6.182 The Council's Tree Officer has commented that from an assessment of the proposed route for the delivery of the turbine to the site, there would be unlikely to be an impact to trees along the route. The reason for this is that the longest delivery vehicle is approximately 30m in length, which would be able to make the necessary cornering manoeuvres without impact to road side trees. The height of the load is also low enough to prevent impact with overhanging trees.
- 6.183 No trees within the vicinity of the proposed site for the turbine would be affected by the proposal, although it is noted that a section of hedgerow would need to be removed as a result of the proposals to widen the existing vehicular access, to allow access for the

construction vehicles. In order to retain the rural character of the area, in the event of approval a condition requiring the agreement of replacement planting through a soft landscaping scheme is suggested.

7. Conclusion and Justification for Recommendation

- 7.1 The determination of major applications of this nature requires a careful balancing exercise, within the context set by legislation, which requires the Council to make decisions in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 The report sets out in some detail a range of land use planning issues which are relevant to the weighing of the merits of the application. Evaluation of the issues suggests there are conflicts with elements of development plan policy, and that the final decision rests on whether any harm identified is sufficiently compelling, when set against other material considerations, to justify refusal of permission.
- 7.3 In assessing the weight to be given to factors which presume against the grant of permission, due account has to be given to the possibility of addressing conflicts with policy or potential harm, by way of suitable planning conditions or legal agreements. Hence whilst acknowledging the basis of concerns over aspects of the development, experience from previous applications and appeals suggests specific impacts such as those relating to; electromagnetic interference, shadow flicker and highways, can be mitigated satisfactorily through appropriate controls as part of any permission.
- 7.4 There is significant Government and local planning policy support given to renewable energy in the National Planning Policy Framework, various White Papers, the Climate Change Act 2008 and the Core Strategy, which highlight the need to assist in achieving the various national and local targets for electricity generation from renewable sources in helping to combat climate change. Thus the benefits of the proposal in providing 500 kW of renewable energy will need to be set against the potential adverse effects from the development.
- 7.5 The Officer assessment of the submitted information and supporting reports and the issues raised by objectors to and supporters of the scheme, as discussed in the evaluation section above, shows that the main impacts associated with the proposed turbine relate to landscape visual impact, impact on neighbouring residential properties (visual, noise and shadow flicker) and the impact on the setting of heritage assets. Officers consider that these impacts would be at an acceptable level and that there are no outstanding issues which have not been satisfactorily addressed within the information, or are not capable of resolution and mitigation with appropriate conditions and legal agreements.
- 7.6 In addition, it is noted that the proposal would result in benefits relating to; contributing to the Council's Eco-Island objectives; contributing the Council's renewable energy production targets, and contributing to the UK's response to climate change.
- 7.7 In addition, it is noted that the proposal would result in benefits relating to; contributing to the Council's Eco-Island objectives; contributing the Council's renewable energy production targets, and contributing to the UK's response to climate change.

- 7.8 There remains uncertainty regarding the potential impact from noise upon the closest residential property, a mobile home to the rear of Trumor Feeds, Forest Road. The applicant may have been able to demonstrate that the proposal is acceptable if background noise readings were taken in accordance with the recommended ETSU-R-97 methodology rather than relying upon the simplified assessment method (see paragraph 6.124). Therefore from the information submitted to date, Planning Officers remain unconvinced that there is sufficient information to confirm that the proposed wind turbine would not result in unacceptable noise disturbance to occupiers of this dwelling (using the limit recommended in the simplified assessment method).

8. Recommendation

- (i) It is recommended that for all matters, apart from noise, Members accept the case for granting conditional planning permission, subject to the conditions set out as attached, a legal agreement to secure the decommissioning of the turbine and the restoration of the site, to include a bond. The applicant is requested to undertake a further noise assessment, in accordance with the methodology set out in ETSU R97 as referred to in paragraph 6.137 above to be agreed by Officers. The results of this further noise assessment consultation would then be reported back to Members for consideration at a future meeting of the Planning Sub-Committee. This option is based upon the Committee only having uncertainty in respect of the noise impact of the application.
- (ii) If Members were minded to refuse on other material planning grounds the following refusal ground in respect of noise impact would need to be added;

“The noise generated from the proposed wind turbine is likely to exceed the guidelines for sound levels from such development contained within ETSU-R-97 and therefore could result in an adverse impact on the amenities enjoyed by occupiers of neighbouring properties as a result of this noise disturbance. In consequence the proposal is contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and Government advice contained within the National Planning Policy Framework.”

9. Reasons for Approval if Option (i) is Agreed

In reaching the decision to grant planning permission account has been taken of the National Planning Policy Framework and the Island Plan Core Strategy together with associated planning guidance documents. In particular, the proposal has been assessed as complying with the following relevant policies or guidance:

NPPF

SP1	Spatial Strategy
SP5	Environment
SP7	Travel
DM2	Design Quality for New Development
DM11	Historic and Built Environment
DM12	Landscape, Seascape, Biodiversity and Geodiversity

DM16 Renewables
DM17 Sustainable Travel

The principal reasons for granting planning permission are:

The Council is satisfied that the proposal would provide a renewable energy installation which is considered to be visually acceptable within the landscape and would not have a significant detrimental impact on the designated Isle of Wight Area of Outstanding Natural Beauty. The proposal would not have a significant detrimental impact on the setting of heritage assets in the area. The proposal would not have a significant impact on the amenity of neighbouring occupiers and would not have a significant detrimental impact on ecology or natural habitats. The vehicular access arrangements at this site are considered to be acceptable.

Having regard to the above and having taken into account all relevant material considerations, it is concluded that the proposed development is in full conformity with the provisions of the development plan.

10. **Article 31**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Isle of Wight Council take a positive and approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area in the following way:

- The IWC offers a pre-application advice service.
- Updates applicants/agents of any issues that may arise in the processing of their application and suggest solutions where possible.

In this instance.

- The applicant was provided with pre application advice, and
- Lengthy negotiations took place with the applicant resulting in the submission of revised plans and supplementary information to support the application.

Conditions/Reasons

- 1 The development hereby permitted shall commence not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The permission shall expire no later than 25 years from the date that electricity from the development is first exported to the grid, hereafter known as the “first export date.” Written confirmation of the first export date shall be provided by the Local Planning Authority within 1 month of the occurrence of the first export date.

Reason: In recognition of the expected life of the wind turbine and that the infrastructure

needs to be removed to prevent unacceptable landscape and visual impacts and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 3 Following the end of the 25 year period referred to in condition 2, the wind turbine and all related above ground structures shall be removed from the site in accordance with a restoration scheme which shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be submitted not less than twelve months before the expiry of the 25 year period. It shall make provision for the removal of the wind turbine and its associated ancillary equipment to a depth of at least 0.5 metre below ground level. The scheme shall include management and timing of the works and a traffic management plan and shall be implemented as approved.

Reason: In order to ensure the wind turbine, associated infrastructure and ancillary development are removed in a timely manner and the land restored to a suitable condition and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 4 If the wind turbine fails to produce electricity to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed from the site within a period of 6 months from the end of that 12 month period unless otherwise approved in writing by the local planning authority. The land shall be reinstated in accordance with a scheme (including management and timing of the works and a traffic management plan) approved in writing by the local planning authority. The scheme shall be submitted within one month of the expiry of the 12 month period provided under this condition.

Reason: In recognition of the expected life of the wind turbines and to ensure the wind turbine, associated infrastructure and ancillary development are removed in a timely manner and the land restored to a suitable condition and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 5 In the event that the turbine hereby permitted fails to produce electricity for supply to the electricity grid for a continuous period of 12 months, then:
- (1) The operator of the development shall notify the local planning authority in writing not later than one month after the end of that 12 month period;
 - (2) the wind turbine and its associated ancillary equipment shall be removed from the site within 9 months from the end of that 12 month period;
 - (3) if the turbine is removed in accordance with criterion (2) above, the land associated with the removed turbine shall be restored in accordance with a decommissioning management plan to be submitted to the local planning authority within 2 months of the end of the 12 month period. The plan shall include proposals for the management and timing of works and traffic associated with those works and it shall be implemented as approved in writing by the local planning authority. The restoration shall take place in accordance with

the approved scheme.

Reason: In recognition of the expected life of the wind turbines and to ensure the wind turbine, associated infrastructure and ancillary development are removed in a timely manner and the land restored to a suitable condition and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 6 No development shall commence on site until a Construction Method Statement has been submitted to and approved by the local planning authority. This Statement shall include measures to secure or address:
- (a) Formation of the construction compound and access tracks and any areas of hardstanding
 - (b) Dust management
 - (c) Cleaning of site entrances and adjacent public highway
 - (d) Vehicle cleaning equipment and use
 - (e) Pollution control:
 - (i) Subsoil
 - (ii) Bunding of fuel storage areas
 - (iii) Sewage
 - (f) Temporary site illumination
 - (g) Details of the methods to be adopted to reduce the effects of noise occurring during the construction period to the lowest practicable level and in accordance with BS5228
 - (h) Measures for the disposal of surplus materials including other appropriately licensed sites where necessary
 - (i) Details of the construction of crane pads
 - (j) Details of carrying out foundation works
 - (k) Measures to secure the sheeting of all HGVs taking spoil to or from the site to prevent spillage or deposit of any materials on the highway
 - (l) Measures for soils storage and handling
 - (m) Post-construction restoration and reinstatement of the working areas

The Construction Method Statement shall be implemented as approved.

Reason: In the interests of protecting the amenities of the occupiers of nearby dwellings and the area in general and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 7 Hours of work during construction and any associated traffic movements to or from the site shall be limited to 07.30 to 19.00 on Mondays to Fridays and to 07.00 to 14.00 on Saturdays. No work shall be take place outside these hours (including on Bank or other Public Holidays) except works to erect turbines, dust suppression, emergency work and the commissioning or testing of wind turbines where such work has been previously approved in writing by the local

planning authority.

Reason: In the interests of protecting the amenities of the occupiers of nearby dwellings and the area in general and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 8 No development shall commence on site until details of the finish and colour of the wind turbine has been submitted to, and approved in writing by, the local planning authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 9 The wind turbine shall not be externally lit for any purpose, unless required by law.

Reason: In the interests of the visual amenity of the area and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 10 The height of the wind turbine shall not exceed 74 metres to blade tip and 50 metres to hub height (in both cases above existing ground level) and shall be carried out in accordance with the following approved drawings: Enercon E48 Elevation Plan (KF.121002), Site Plan Proposals (CW – 16.12.11), Sub-station elevation plan (SHF.158.001.D.024 – drawing 10)

Reason: For the avoidance of doubt and in the interests of the visual amenities of the area and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 11 Within 28 days of the first export date, the developer of the wind turbine shall provide written confirmation to the Ministry of Defence/Civil Aviation Authority of the date of completion of construction; the height above ground level of the highest potential obstacle; the position of that structure in latitude and longitude.

Reason: In the interests of aircraft safety.

- 12 The wind turbine hereby approved shall not be first brought into use until details of a nominated representative for the development to act as a point of contact for local residents together with the arrangements for notifying and approving any subsequent change in the nominated representative have been submitted to the Local Planning Authority. The

nominated representative shall have responsibility for liaison with the Local Planning Authority in connection with any noise complaints made during the construction, operation and decommissioning of the wind turbine.

Reason: In the interests of protecting the amenities of the occupiers of nearby dwellings and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 13 No development shall take place until a scheme, which shall include a computerised control system designed to shut down the turbine at those times when, as determined by sensors mounted on the turbine, actual shadowing of neighbouring properties would otherwise occur, to alleviate the incidence of shadow flicker, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: In the interests of protecting living conditions of the occupiers of nearby dwellings and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 14 No development shall commence on the sub-station / control building, until full details of its design and the materials to be used, together with the details of any fenced compound have been submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of the visual amenities of the area and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 15 No development shall take place until full details of a soft landscape scheme for the site entrance and around the control building has been submitted to, and approved in writing by, the Local Planning Authority. These details shall include a schedule of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. Planting shall be carried out in accordance with the agreed details.

Reason: In the interests of the visual amenities of the area and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 16 All electrical cabling between the wind turbine and the site control building / grid connection point on the application site shall be installed underground.

Reason: In the interests of the visual amenities of the area and to comply with policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and

Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 17 No development shall commence until details of the design, surfacing and construction of the site access, the on-site turning/loading areas, the design of the culverting, and details of the means of disposal of surface water drainage from the development have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 18 Visibility splays of 2.4 x 215 metres shall be provided at the site entrance prior to the commencement of the development hereby approved, and shall be maintained thereafter.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 19 All equipment and materials shall be transported to and from the site in accordance with the scheme set out within the submitted Transport Statement (SK Transport Planning – April 2011).

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 20 Any gates shall be set back a distance of 12 metres from the edge of the carriageway of the adjoining highway, and shall open inwards to the site.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 21 No development shall commence until measures for the installation and use of wheel cleaning facilities have been submitted to, and approved in writing by, the Local Planning Authority. These shall include measures to be taken to prevent material being deposited on the highway as a result of any operation on the site, and removal of any material deposited on the highway from the site on the highway by the site operator. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 22 No development shall take place on site until a traffic management plan and associated program of works has been submitted to, and approved in writing by, the Local Planning Authority. The traffic management plan shall include for the routing of all construction traffic accessing the development hereby approved in accordance with those routes detailed within the Transport Statement dated the 13.04.11 and include for details required for the introduction of temporary traffic management proposals to be implemented to reduce the overall impact of construction traffic movements associated with the development including for the assessment of and undertaking of any resultant works to all Highway Structures recorded along the proposed routes, the raising / lowering of street furniture, the provision of temporary carriageway widening / reinforcement. The plan and program shall be strictly complied with, unless prior written consent has been granted by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 23 No development shall commence on site until details have been submitted to, and approved in writing by, the Local Planning Authority for space to be provided within the site, for the loading, unloading and parking of construction workers' vehicles. Thereafter such provision shall be retained while the development is in progress.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

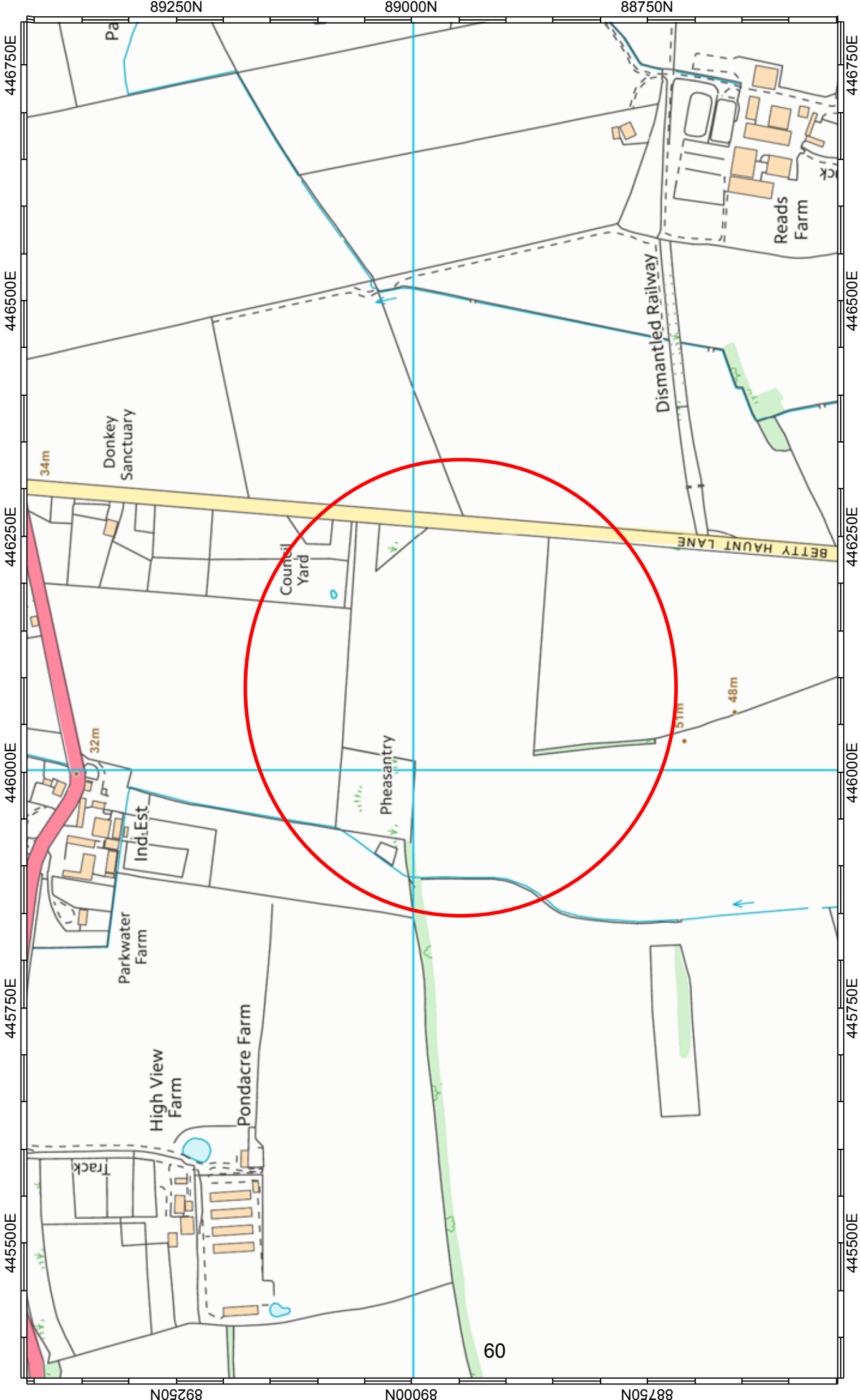
- 24 The rating level of noise emissions from the wind turbine, (including the application of any tonal penalty) shall not exceed 35dB LA90 at any existing dwelling for any relevant 10m height 10 minute mean above ground level measured integer wind speed between 1-12m/s.

Reason: In the interests of protecting living conditions of the occupiers of nearby dwellings and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

- 25 The wind turbine shall not emit greater than expected amplitude modulation. Amplitude modulation is the modulation of the level of broadband noise emitted by a turbine at blade passing frequency. These will be deemed greater than expected if the following characteristics apply:

- a) A change in the measured LAeq 125 milliseconds turbine noise level of more than 3dB (represented as a rise and fall in sound energy levels each of more than 3dB) occurring within a 2 second period.
- b) The change identified in (a) above shall not occur less than 5 times in any one minute period provided that the LAeq, 1 minute turbine sound energy level for that minute is not below 28dB.
- c) The changes identified in (a) and (b) above shall not occur for fewer than 6 minutes in any hour.

- Reason:** In the interests of protecting living conditions of the occupiers of nearby dwellings and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.
- 26 This permission is only for an Enercon E-48 turbine, restricted to operate at a power output of 500kW.
- Reason:** In the interests of protecting living conditions of the occupiers of nearby dwellings and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.
- 27 The turbine shall not be erected at a position that is closer than 440m from the boundary of any dwelling existing at the date of this permission.
- Reason:** In the interests of protecting living conditions of the occupiers of nearby dwellings and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.
- 28 A mitigation scheme setting out the details of works necessary to mitigate any adverse effects to domestic television and domestic radio signals in the area caused by the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development commences on site. The mitigation scheme shall include provision for investigating and dealing with any claim by any person for domestic loss or interference of television and/or radio reception at their household within 24 months of the final commissioning of the wind farm, and any mitigation works must be carried out in accordance with the approved mitigation scheme.
- Reason:** In the interests of protecting living conditions of the occupiers of nearby dwellings and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.



Scale 1:5000



P/01930/12 - TCP/30875

land south and west of Council Yard, on western side of,
Betty Haunt Lane, Newport, Isle Of Wight, PO30

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